DATES TO REMEMBER:

August 9, 2018 - 4:30 P.M. Public Hearing
August 23, 2018 - 4:30 P.M. Work Session
August 27, 2018 - 8:15 A.M. Sign Check

September 13, 2018 - 4:30 P.M. Public Hearing
September 24, 2018 - 8:15 A.M. Sign Check
September 27, 2018 - 4:30 P.M. Work Session
Rules and Procedures

• Persons supporting the zoning request have up to 12 minutes total.
• Persons opposing the rezoning request have up to 12 minutes total.
• There are no rebuttals.
• During the work session, no one is permitted to speak unless the Planning Board asks them a specific question.
• For general use zoning requests, the Planning Board must consider the full range of uses allowed in the zoning district being requested. The petitioner may not refer to a specific intended use of the property.
• For special use district zoning requests, the petitioner must identify the intended use or uses of the site and give specific details on how the site will be developed.
• Most requests listed under agenda item “B” require final action by an elected body (the City Council for cases within the City of Winston-Salem zoning jurisdiction and the Board of Commissioners for cases within Forsyth County zoning jurisdiction). As such, votes taken by the Planning Board concerning these items are recommendations which are considered by the elected bodies during their review of the requests.

Please Turn Off All Cell Phones and Two-Way Communication Devices.

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CALL TO ORDER

PLEDGE OF ALLEGIANCE

A. ACTION ON MINUTES

• July 12, 2018 Public Hearing
• July 26, 2018 Work Session

B. PUBLIC HEARING ITEMS

1. Zoning petition of Forsyth County from City RS9 to County RS9: property is located on the northeast side of Hilltop Drive, east of Hilltop Court (Zoning Docket F-1580).
   a. Zoning Recommendation.

2. Zoning petition of New Story Church from RM12-S and RS9 to LO-L (Church or Religious Institution, Neighborhood; Offices; Group Care Facility, A; and Residential Building, Single Family): property is located on the southwest corner of Waughtown Street and Nissen Avenue (Zoning Docket W-3377).
   a. Zoning Recommendation.

3. Zoning petition of the City of Winston-Salem from County MU-S and RS9 to City MU-S and RS9: property is located on the southwest side of Meadowlark Drive, south of Robinhood Road (Zoning Docket W-3378).
   a. Zoning Recommendation.
   b. Site Plan Recommendation.

4. Zoning petition of WS/FC Utilities Commission from GI and RS9 to GI-S (Recycling Plant): property is located on the south side of Ziglar Road, between US 52 and the Norfolk Southern Railroad (Zoning Docket W-3379).
a. Zoning Recommendation.
b. Site Plan Recommendation.

5. Zoning petition of Dana Tucker from AG to RS15-S (Residential Building, Single Family; and Planned Residential Development): property is located west of NC 66 South and north of Andrews Acres Road (Zoning Docket F-1581).

a. Zoning Recommendation.
b. Site Plan Recommendation.

6. Zoning petition of Longco Inc. from HB-S to GB-S (Arts and Crafts Studio; Banking and Financial Services; Bed and Breakfast; Child Care, Drop-In; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; College or University; Combined Use; Food or Drug Store; Funeral Home; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Hospital or Health Center; Hotel or Motel; Institutional Vocational Training Facility; Library, Public; Manufacturing A; Micro-Brewery or Micro-Distillery; Museum or Art Gallery; Nursery, Lawn and Garden Supply Store, Retail; Offices; Recreation Facility, Public; Recreation Services, Indoor; Recreation Services, Outdoor; Restaurant (without drive-through service); Retail Store; Services A; Shopping Center; Shopping Center, Small; Special Events Center; Swimming Pool, Private; Testing and Research Lab; Theater, Indoor; Urban Agriculture; Veterinary Services; Adult Day Care Center; Child Care, Sick Children; Child Day Care Center; Residential Building, Multifamily; Residential Building, Townhouse; Residential Building, Twin Home; Residential Building, Duplex; School, Private; and School, Public): property is located on the east side of Styers Ferry Road, between Lura Road and Hollow Wood Court (Zoning Docket W-3381).

a. Zoning Recommendation.
b. Site Plan Recommendation.

C. PLANNING BOARD REVIEWS

1. #2018-02: Weidl Properties, LLC (Brockton – Section Two); northeast corner of Petree Road and Brockton Lane; City of Winston-Salem; Four lot expansion of Brockton PRD; 1.27 acres.

D. CONSIDERATION OF DRAFT 2017-18 ANNUAL REPORT

E. STAFF REPORT

F. FOR THE GOOD OF THE ORDER
RESULTS OF
CITY COUNCIL AND
BOARD OF COMMISSIONERS HEARINGS
REGARDING PLANNING MATTERS

The City Council and the Board of Commissioners made the following decisions on Planning Board matters:

WINSTON-SALEM CITY COUNCIL

There have been no actions by the City Council on Planning Board matters since the printing of the last Agenda Book.

FORSYTH COUNTY BOARD OF COMMISSIONERS

1. Zoning petition of R.H. Johnson Construction Co. from HB-S to LO-S: property is located east of the intersection of University Parkway and Bray Street (Zoning Docket F-1578).

APPROVED.

Planning Board and staff recommended approval of the amendment and certified that the site plan (including staff recommended conditions) meets all UDO requirements if the petition is approved.

2. Public hearing and resolution adopting the West Suburban Area Plan Update.

APPROVED.

Planning Board recommended approval of the plan.
MEMBERS PRESENT: Melynda Dunigan, Jason Grubbs, Tommy Hicks, Arnold King, Clarence Lambe, Chris Leak
MEMBER ABSENT: George Bryan, Johnny Sigers, Brenda Smith
PRESIDING: Arnold King

CALL TO ORDER

PLEDGE OF ALLEGIANCE

A. ACTION ON MINUTES

- June 14, 2018 Public Hearing
- June 28, 2018 Work Session

MOTION: Clarence Lambe moved approval of the minutes.
SECOND: Chris Leak
VOTE:
  FOR: Melynda Dunigan, Jason Grubbs, Tommy Hicks, Arnold King, Clarence Lambe, Chris Leak
  AGAINST: None
  EXCUSED: None

Paul Norby recognized Donna Beck from the Inspections Division as receiving the Outstanding Supervisor award at the City’s Employee Excellence Awards luncheon last month. He also recognized Rob Solomon as being a finalist in the category of Team Player. Rob will have his 50-year anniversary with the City in September. He became employed with the City in 1968.

B. PUBLIC HEARING ITEMS

The actual order of cases considered by the Planning Board on June 14, 2018, is determined procedurally by taking consent agenda cases first, then cases for which there was a public hearing. Accordingly, the order of cases on June 14, 2018, were as follows: B.1., B.4., B.5., B.6., B.7., B.8., B.2., B.3., B.9., B.10.

1. Zoning petition of C D Walker Properties, LLC from RS9 to GB-S (Academic
Biomedical Research Facility; Academic Medical Center; Arts and Crafts Studio; Banking and Financial Services, Building Contractors-General, Church or Religious Institution, Neighborhood; Club or Lodge; Kennel, Indoor; Museum or Art Gallery; Offices; Recreation Services, Indoor; Retail Store; School, Vocational or Professional; Services A; Services B; Special Events Center; Storage Services-Retail; Testing and Research Lab; Theater-Indoor; Veterinary Services; and Warehousing): property is located on the southeast corner of Sedge Garden Road and Sedge Hill Lane (Zoning Docket W-3368) (Case Starts at 5:35).

This is automatically withdrawn per the applicant’s request and as per Planning Board’s By-Laws.

2. Site Plan Amendment of Southeast Gateway Ventures, LLC, for a Residential Building, Multifamily in a MU-S zoning district: property is located at the southeastern terminus of South Marshall Street (Zoning Docket W-3372) (Case Starts at 19:59).

Gary Roberts presented the staff report.

PUBLIC HEARING

FOR:
Steve Causey, Allied Design, 4720 Kester Mill Road, Winston-Salem, NC  27103

- We have had discussions with the opposition since the last hearing, and I am available to answer any questions the Board may have.

AGAINST:

Kelly Roberts, 408 Salem Avenue, Winston-Salem, NC  27127
- A neighborhood meeting was held several weeks ago where several constituents in the nearby area, including the Gateway, attended, as well as some neighborhood associations.
- Several aspects were discussed, including parking.
- I do not think the project would be hindered as long as everyone is willing to work through the parking situation together.

Hal Boyle, 176 YWCA Way, Winston-Salem, NC  27127
- I’m pro Gateway, greenway and strollway, and pro community. I am glad to see some traction in this area.
- We enjoy taking visitors on e-bike tours and Segway tours. I’m interested in the whole future of the community and would like to continue to be included in what’s going on in the community.
• I believe there are other places we can put a high-density apartment complex. I’m also concerned about the parking. (Mr. Boyle presented photos of parking to show on the overhead). I would defer to you good folks on the parking. There is one way in and one way out.
• I continue to be concerned about the density and the traffic, ingress and egress, and traffic flow, pedestrian flow. We are taking away pedestrian flow, taking away that bridge. As we take customers on that route, we want to avoid having to look at clutter.

WORK SESSION

The question was raised as to whether the current parking spaces were going to be dedicated to the apartment owners or whether they were going to be shared uses.

Gary Roberts explained that the approved plan included a couple hundred parking spaces more than was required for the uses to date, including this proposal, and that it was up to the developer to work through the parking, but that all parking would be shared space.

Paul Norby reminded the Board that mixed use development involves shared parking. And as far as shared parking, peak hours for business would be different than peak hours for residential. He also noted that there is still room for a restaurant adjacent to the greenway should someone want to put one in, and that the parking situation would be monitored and adjusted as future phases of development occur. Paul also pointed out that mixed use must have density and uses must be balanced. Staff does not believe anything is being given up with the change of a restaurant to an apartment complex, and that the market for commercial uses in the mixed-use development is being enhanced by the marketability of this becoming a mixed-use development by bringing in more housing.

MOTION: Clarence Lambe moved approval of the site plan amendment.
SECOND: Chris Leak
VOTE:
FOR: Melynda Dunigan, Jason Grubbs, Tommy Hicks, Arnold King, Clarence Lambe, Chris Leak
AGAINST: None
EXCUSED: None

3. Zoning petition of Congregation of Ub Umessia from RS9 to IP-L (Child Day Care, Small Home; Church or Religious Institution, Neighborhood; Family Group Home A; Police or Fire Station; Recreation Facility, Public; Residential Building, Single Family; Swimming Pool, Private; Church or Religious Institution, Community; Golf Course; Library, Public; Planned Residential Development; School, Private; School, Public; Utilities; Child Day Care, Large Home; Habilitation Facility A; Park and Shuttle Lot; Urban Agriculture; and Access Easement, Private Off-Site): property is located on the
Gary Roberts presented the staff report.

PUBLIC HEARING

FOR:
Ed Scott, 130 Coventry Park Lane, Winston-Salem, NC 27104

- I am a member of Messiah Moravian Church.
- We are in agreement with the planning staff for the limitation to the small size in square footage and the height, which is in keeping with the sign that is already there.
- The sign that is there now was in keeping with the zoning at the time it was constructed. It is fluorescent, lit on both sides; it’s simply being replaced with a digital sign.
- We are in agreement with the two-hour limit of message changing on the sign board.
- We have assurance from the sign company that we can alter and control the illumination; therefore, we do not anticipate any additional illumination.
- We are here in support of the changes that have been discussed with the planning staff.

AGAINST:

John Merschel, 3400 Paddington Lane, Winston-Salem, NC 27106

- I live right outside of the 500’ notification radius.
- Although they are agreeing to limit the sign to six (6) feet, the sidewalk is about two (2) feet below the grade level of the sign, so you are still talking an effective height from the sidewalk of eight (8) feet up. That is a big sign.
- I don’t understand the need for an LED message board sign that changes. I don’t get the marketing for a Moravian church to have that type of sign.
- The neighborhood is RS9 from the fire department all the way down to Country Club Road, as far as I’m concerned. IP is okay, but the change is strictly for the sign.
- This is a solution to a problem that isn’t there. This is the sort of lighting you might see at Christmastime. You don’t see this type of sign on a Moravian building.
- It doesn’t belong in a residential neighborhood.

WORK SESSION

MOTION: Clarence Lambe moved approval of the zoning petition with the condition of a six-foot maximum sign height, 36 square feet of copy area, and limitation of one electronic sign along Peace Haven Road.
SECOND: Chris Leak
VOTE:
FOR: Melynda Dunigan, Jason Grubbs, Tommy Hicks, Arnold King, Clarence Lambe, Chris Leak
AGAINST: None
EXCUSED: None

4. Zoning petition of Canal Northwest, LLC from GI to GB-L (Academic Biomedical Research Facility; Arts and Crafts Studio; Banking and Financial Services; Building Contractors, General; Building Materials Supply; Child Care, Drop-In; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; College or University; Combined Use; Food or Drug Store; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Institutional Vocational Training Facility; Library, Public; Manufacturing A; Micro-Brewery or Micro-Distillery; Museum or Art Gallery; Nursery, Lawn and Garden Supply Store, Retail; Offices; Parking, Commercial; Police or Fire Station; Recreation Facility, Public; Recreation Services, Indoor; Restaurant (without drive-through service); Retail Store; School, Vocational or Professional; Services A; Services B; Special Events Center; Storage Services, Retail; Terminal, Bus or Taxi; Testing and Research Lab; Theater, Indoor; Urban Agriculture; Veterinary Services; Warehousing; Wholesale Trade A; Child Care, Sick Children; Child Day Care Center; Life Care Community; Residential Building, Multifamily; Residential Building, Townhouse; Residential Building, Twin Home; Residential Building, Duplex; School, Private; and School, Public): property is located on the southeast side of Northwest Boulevard, east of Reynolda Road (Zoning Docket W-3374) (Case Starts at 8:07).

Aaron King presented the staff report.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Clarence Lambe moved approval of the zoning petition.
SECOND: Tommy Hicks
VOTE:
FOR: Melynda Dunigan, Jason Grubbs, Tommy Hicks, Arnold King, Clarence Lambe, Chris Leak
AGAINST: None
EXCUSED: None
5. Site Plan Amendment of Piedmont Hoist and Crane for property owned by Keen Transport, Inc. for property zoned GI-S (Arts and Crafts Studio; Building Materials Supply; Wholesale Trade A; Wholesale Trade B; Banking and Financial Services; Building Contractors, General; Offices; Services A; Services B; Storage Services, Retail; Testing and Research Lab; Warehousing; Recreation Facility, Public; Child Care, Drop-In; Police or Fire Station; Government Offices, Neighborhood Organization, or Post Office; Postal Processing Facility; School, Vocational or Professional; Manufacturing A; Manufacturing B; Manufacturing C; Storage and Salvage Yard; Park and Shuttle Lot; Parking, Commercial; Terminal, Freight; Transmission Tower; and Utilities): property is located on the west side of Temple School Road, north of High Point Road (Zoning Docket F-1579) (Case Starts at 11:00).

Aaron King presented the staff report.

**PUBLIC HEARING**

FOR: None

AGAINST: None

**WORK SESSION**

MOTION: Clarence Lambe moved approval of the site plan amendment.
SECOND: Jason Grubbs
VOTE:
  FOR: Melynda Dunigan, Jason Grubbs, Tommy Hicks, Arnold King, Clarence Lambe, Chris Leak
  AGAINST: None
  EXCUSED: None

6. Zoning petition of Grand Slam Ventures, LLC from LB-S to LB-L (Arts and Crafts Studio; Bed and Breakfast; Child Care, Drop-In; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Combined Use; Funeral Home; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Library, Public; Museum or Art Gallery; Offices; Police or Fire Station; Recreation Services, Indoor; Restaurant (without drive-through service); Retail Store; Services A; Urban Agriculture; Veterinary Services; Child Care, Sick Children; and Child Day Care Center): property is located on the southwest side of Reynolda Road, south of Yadkinville Road (Zoning Docket W-3375) (Case Starts 13:00).

Aaron King presented the staff report and added that the Petitioner has agreed to delete the use Food or Drug Store.

**PUBLIC HEARING**
FOR:  None

AGAINST:  None

WORK SESSION

MOTION:  Clarence Lambe moved approval of the zoning request with the revised condition that *Food or Drug Store* use be taken out.
SECOND:  Jason Grubbs
VOTE:
   FOR:  Melynda Dunigan, Jason Grubbs, Tommy Hicks, Arnold King, Clarence Lambe, Chris Leak
   AGAINST:  None
   EXCUSED:  None

7.  Zoning petition of Daltonia Trust NO 02XDF28022018-230 Polo Road Trust from RS9 to RM5-L (Residential Building, Single Family; Residential Building, Twin Home; Residential Building, Duplex; Adult Day Care Home; Church or Religious Institution, Neighborhood; Family Group Home A; and Police or Fire Station): property is located on the south side of Polo Road, across from Dellwood Drive (Zoning Docket W-3376) (Case Starts 15:55).

   *This is automatically continued to September 13, 2018, per the applicant’s request and as per Planning Board’s By-Laws.*

8.  Final Development Plan for Meadowlark Drive Country Club Road Parcel 2A – for a Car Wash in HB-S Two Phase zoned property: property is located on the northeast corner of Country Club Road and Beauchamp Lane (Zoning Docket W-3169) (Case Starts 16:30).

Aaron King presented the staff report.

PUBLIC HEARING

FOR:  None

AGAINST:  None

WORK SESSION

MOTION:  Clarence Lambe moved approval of the final development plan.
SECOND:  Chris Leak  
VOTE:  
FOR:  Melynda Dunigan, Jason Grubbs, Tommy Hicks, Arnold King, Clarence Lambe, Chris Leak  
AGAINST:  None  
EXCUSED:  None  

9. An ordinance amendment proposed by Planning and Development Services staff revising Chapters A and B of the *Unified Development Ordinances* that revises the standards for outdoor lighting (UDO-286) (Case Starts 53:14).

Kelly Bennett presented the staff report, including the more recent change to the stadium lighting standard that allows in some cases a change out in light fixtures to LED if no adverse impact can be demonstrated.

**PUBLIC HEARING**

FOR:  
Priscilla Ivester, 2401 Rosewood Avenue, Winston-Salem, NC  27103  

- I would like to thank the Planning Board for coming forward with this ordinance.  I have been working to get lighting illumination education in our community for 15 years now.  
- I do have a question that staff might be able to clarify on one of these issues under “Applicability.”  First of all, it indicates what this does apply to, and then in Section II it says it shall not apply to the uses and residential buildings here.  These look like these are smaller types of residential buildings.  I would like to know how this wording would apply to larger apartment complexes and condominiums and that sort of thing.  
- But all in all I think this ordinance is a wonderful start for our community.  I would like to see it continue to address residential issues also.

AGAINST:  None  

**WORK SESSION**

Kelly Bennett explained that the Ordinance does apply to multifamily residential development just as it would apply to commercial or office development.

Concerning the revision to the stadium lighting language, the question was raised as to how folks who live nearby would have a chance to weigh in on this question of whether or not there is an adverse impact if they want to get an exception for the pole height.

Kelly explained that it would need to be demonstrated in the lighting plan.  The means of “glare control” would need to be considered; that there isn’t light trespass from those poles.  A lot of
the higher poles are at places such as the Wake Forest Football stadium/tennis complex, which is surrounded by industrial uses.

Paul Norby explained evaluation of candela measuring “X” feet away from the stadium would be used to determine that the glare is not going to negatively affect the residential that may be nearby.

MOTION: Clarence Lambe moved approval of the ordinance amendment.
SECOND: Tommy Hicks
VOTE:
   FOR: Melynda Dunigan, Jason Grubbs, Tommy Hicks, Arnold King, Clarence Lambe, Chris Leak
   AGAINST: None
   EXCUSED: None

10. An ordinance amendment proposed by Triangle Residential Options for Substance Abusers, Inc. (TROSA) revising Chapters A and B of the Unified Development Ordinances to add a new use titled Group Care Facility C (Therapeutic Community). (UDO-287) (Case Starts 1:05:02).

Bryan Wilson presented the staff report.

PUBLIC HEARING

FOR:
Dan Jewel, Coulter Jewell Thames, PA, 111 West Main Street, Durham, NC  27701

- We have been working with TROSA in Durham for over 20 years now.
- I am here at the request of TROSA to say a few words about our text amendment request. With me are Kevin McDonald, founder and CEO and president of TROSA, and Brian Buland, the project manager, here to answer any questions about the program.
- There is a critical need for a licensed program, transitional housing facility which provides room and board, personal care, and rehabilitation services while persons receive therapy and/or counseling, primarily to assist them in recuperating from the effects of and refraining from the use of drugs and alcohol.
- Currently over 100 of TROSA’s residents in Durham are from the Triad area. Thirty (30) of them are from Forsyth County. There is a need to get them back here locally and get them re-engaged in their community.
- We are asking you to allow us to create a new category in the UDO that will allow this facility to be located somewhere in the county.
- TROSA has successfully served this need in North Carolina for many years. The graduates of the program have re-entered society with skills that have allowed them to be
productive and contributing members of society. The James Street neighborhood in
Durham that TROSA is in now had concerns initially, but we were able to work with the
neighborhood and convince the city council to approve a special-use permit for their
campus. Since then TROSA has become an exemplary, contributing member to that
James Street neighborhood, including serving on the neighborhood association board.
Crime in that neighborhood has gone down by 50 percent, since TROSA expanded their
facility some 10 or 15 years ago.

Brian Buland, 712 Lanham Place, Raleigh, NC  27615

- To address why the definition goes up to 250 residents, TROSA is a therapeutic
  community and it sees itself as a healing and transitional process. Currently in Durham
  we have about 500 residents we serve on a daily basis, and that was one of the reasons we
  looked to come to the Triad, because it’s really growing too big to remain an effective
  therapeutic community.
- From a programmatic standpoint, from a therapeutic standpoint, that number traditionally
  is 150 to 250 residents. That’s an ideal size for a satellite location. Not to exceed that,
  but to remain within that 150 to 250 resident number. From an operational-financial
  standpoint, a facility of 50 to 100 residents does not make sense. We would be operating
  at a significant loss.
- It is a two-year program with an option to stay on if they would like to remain a part of
  the program, if they need more time. Residents are not required to stay, they can leave at
  any time during the program.

AGAINST:  None

WORK SESSION

Mr. Buland answered questions from the Board in regards to size of the location and parking.

Paul Norby discussed the way the proposed use and regulations are carved out in the text
amendment actually is beneficial, as it wouldn’t put staff in a dilemma of how such a use would
be classified using the currently defined uses. What is being proposed is only allowable in the
GB-S zoning district. Special Use Zoning provides the ultimate legislative control for what the
Planning Board would review and what the elected body would consider before deciding
whether to approve it.

MOTION:  Clarence Lambe moved approval of the ordinance amendment.
SECOND:  Tommy Hicks
VOTE:
   FOR:  Melynda Dunigan, Jason Grubbs, Tommy Hicks, Arnold King, Clarence Lambe,
         Chris Leak
C. ELECTION OF CHAIR AND VICE-CHAIR

For the Election of Chair, Paul Norby chaired the meeting.

MOTION: Jason Grubbs nominated Arnold King as Chair.
SECOND: Chris Leak

MOTION: Clarence Lambe moved that nominations be closed.
SECOND: Tommy Hicks
VOTE:
FOR: Unanimous
AGAINST: None

Motion to elect Arnold King as chair.
FOR: Unanimous
AGAINST: None

Arnold King resumed chairing the meeting.

MOTION: Arnold King nominated Chris Leak as Vice-Chair.
SECOND: Tommy Hicks

MOTION: Jason Grubbs moved that nominations be closed.
SECOND: Clarence Lambe
VOTE:
FOR: Unanimous
AGAINST: None

Motion to elect Chris Leak as Vice-Chair.
FOR: Unanimous
AGAINST: None

D. STAFF REPORT

Margaret Bessette noted changes to the proposed 2018-2019 Planning Work Program based on comments from the Board, such as specifics placed on the Traffic Impact Study revisions, and a few dates changed from 2018 to 2019. Margaret entertained questions from the Planning Board.

A revised copy of the Work Program was given to each Board member.

MOTION: Clarence Lambe moved approval of the adoption of the 2018-2019 Work Program.
SECOND: Chris Leak
VOTE:
FOR: Melynda Dunigan, Jason Grubbs, Tommy Hicks, Arnold King, Clarence Lambe, Chris Leak
AGAINST: None
EXCUSED: None

There are currently seven re-zonings for the August meeting; two of which are annexations, and one Planning Board Review.

Noting that this is Paul’s final Planning Board hearing as the City-County Planning Director, he took the time to express his gratitude and appreciation for the Planning Board and staff and all that they have accomplished over the years.

Paul received a standing ovation.

E. FOR THE GOOD OF THE ORDER
MEMBERS PRESENT: Melynda Dunigan, Jason Grubbs, Tommy Hicks, Arnold King, Chris Leak, Johnny Sigers, Brenda Smith
MEMBERS ABSENT: George Bryan, Clarence Lambe
PRESIDING: Arnold King

I. REPORT ON POSSIBLE REVISIONS TO STREET STANDARDS WITH RECOMMENDATIONS (Tiffany White)

Tiffany White reviewed a handout with the Board of staff’s specific recommendations for the 2018-2019 street standards, at the request of Chairman Arnold King. Tiffany explained that the Assistant City Manager, Greg Turner, was initially involved in the discussions when proposed revised street standards were first presented in the fall of last year. As the discussions move forward with relevant departments involved, new Assistant City Manager, Damon Dequenne, will now be part of those conversations. Tiffany noted that some recommendations could change based on Damon’s comments and priorities, in which case those will be brought back to the Planning Board. Finally, other changes may not come back to the Planning Board if the change involves engineering or utilities standards; those departments would take the lead on those changes.

There was discussion about planting strips and street tree requirements and the challenges with teams and/or departments not complying with those standards.

II. REPORT ON POTENTIAL INFILL DEVELOPMENT OF SINGLE-FAMILY LOTS ALONG PLATTED BUT UNOPENED PUBLIC RIGHTS-OF-WAY (Chris Murphy)

Chris Murphy reviewed a report on potential infill development with the Board. If the Board decides to receive the report, it will then be shared with City Council, in conjunction with the revised street standards report, and would be used to demonstrate how the inclusion of a less stringent standard for infill projects could be used to facilitate infill development. Included in Chris’ discussions were the methodology and analysis for potential infill development. Chris then shared a few examples of how infill development along unopened ROWs could be designed.

Chris discussed with the Board different ways in which this project could be beneficial to the City of Winston-Salem.

MOTION: Jason Grubbs moved to accept the report.
SECOND: Tommy Hicks.
VOTE:
FOR: Melynda Dunigan, Jason Grubbs, Tommy Hicks, Arnold King, Chris Leak, Johnny Sigers, Brenda Smith
AGAINST: None
EXCUSED: None

III. DRAFT 2017-2018 ANNUAL REPORT - ADOPTION ANTICIPATED AT AUGUST MEETING (Margaret Bessette)

Margaret Bessette disseminated a draft of the 2017-2018 Annual Report of the City-County Planning Board and explained that staff would be anticipating adoption of the report in August. Margaret pointed out that the front page would feature an announcement of Paul’s departure as the City-County Planning Director. She also directed the Board to the portion of the report that discusses “Public Art” and featured a showing of the timeline artwork of the water tank on Sides Road as a result of the development process. The Board was then directed to a portion of the report which shows a compilation of development activities over the 2017-2018 fiscal year.

Margaret entertained questions from the Board and provided her contact information if anyone had any questions, comments or edits they wished to share.

IV. DEBRIEFING PUBLIC HEARING MEETING OF JULY 12

There was concern mentioned over the public’s opposition to Case W-3373. This IP-L zoning request would allow electronic signs in neighborhoods. The discussion focused on problems the Board might encounter in the future if there are more requests for this zoning change.

There was discussion concerning the amortization period and the benefits of the sign ordinance. Limiting the street frontage of where the sign could be placed, and the size of the sign, were positive factors that could be used to address some of these concerns.

V. STAFF REPORT

City Manager, Lee Garrity, has designated Chris Murphy as acting Planning Director, effective Wednesday, August 1.

Chairman Arnold King updated the Board on the application process for City-County Planning Director. Phone interviews are underway. It is anticipated that more information will be provided by the next meeting.

The question was raised as to whether City Council had responded to the Planning Board’s letter in regards to re-thinking the residency requirements that are currently in place. City Council responded by saying that they were not interested in revisiting the residency requirements.
Inspections is still working to resolve the dilemmas they are experiencing with City Works.

Paul expressed his appreciation to the Planning Board for everything that has been accomplished during his tenure as City-County Planning Director. The Board expressed their appreciation for Paul.

VI. FOR THE GOOD OF THE ORDER

Margaret Bessette invited the Planning Board to Paul’s sendoff at Footnotes Tuesday, July 31st.
DOCKET #: F1580

PROPOSED ZONING:
County RS9

EXISTING ZONING:
City RS9

PETITIONER:
Forsyth County for property owned by Dennis and Pamela Newman

SCALE: 1" represents 400'

STAFF: Roberts

GMA: 3

ACRES: 2.06

NEAREST BLDG: 87' west

MAP(S): 6806.01
Proposed Land Use

- Low-Density Residential
- Urban Residential
- Moderate-Density Residential
- Intermediate-Density Residential
- High-Density Residential
- Manufactured Housing Park
- Office / High-Density Residential
- Office
- Office / Low-Intensity Commercial
- Commercial
- Mixed-Use Development
- Intermediate-Density Residential / Industrial
- Industrial
- Institutional
- Moderate-Density Residential / Institutional
- Park
- Commercial Recreation
- Utilities
- Activity Centers
- Special Land Use Condition Area

West Suburban Area Plan
Winston-Salem - 2011; Forsyth County - 2012

(Proposed land uses shown are generalized. See area plan for specific recommendations.)

Plotted: 7/19/2018

West Suburban Area Plan
Winston-Salem - 2011; Forsyth County - 2012

(Proposed land uses shown are generalized. See area plan for specific recommendations.)

Plotted: 7/19/2018
PETITION INFORMATION

Docket # | F-1580
---|---
Staff | Gary Roberts Jr., AICP
Petitioner(s) | Forsyth County
Owner(s) | Dennis A. Newman and Pamela C. Newman
Subject Property | PIN# 6806-08-9892
Type of Request | Zoning Jurisdiction Conversion
Proposal | The petitioner is requesting to amend the Official Zoning Maps for the subject property from City RS9 (Residential Single Family; 9,000 sf. lot size) to County RS9 (Residential Single Family; 9,000 sf. lot size).

GENERAL SITE INFORMATION

Location | North side of Hilltop Drive, east of Hilltop Court
Jurisdiction | Forsyth County
Site Acreage | 2.06
Analysis | The review for this case focuses on the zoning conversion from Winston-Salem zoning jurisdiction to Forsyth County zoning jurisdiction triggered by the recent deannexation of the subject property. The Planning Board’s role in reviewing this petition pertains only to the zoning jurisdiction. The decision to deannex the property was made by the North Carolina General Assembly.

This proposal will not significantly change the permitted uses of the subject property, but will reclassify the property from its City of Winston-Salem zoning classification to the equivalent Forsyth County zoning classification. The two zoning classifications are essentially equivalent and Attachment A includes a listing of all the uses which are permitted in the RS9 district within each jurisdiction.

STAFF RECOMMENDATION: Approval

NOTE: These are staff comments only; final recommendations on projects are made by the City-County Planning Board, with final decisions being made by the appropriate Elected Body, who may approve, deny, table or request modification for any project. THE APPLICANT OR REPRESENTATIVE IS STRONGLY ENCOURAGED TO ATTEND THE PUBLIC HEARINGS WHERE THE CASE WILL BE CONSIDERED BY THE PLANNING BOARD AND THE ELECTED BODY.
EXISTING AND PROPOSED USES ALLOWED IN THE RS9 ZONING DISTRICT

(F) = Forsyth County Jurisdiction Only
(W) = City of Winston-Salem Jurisdiction Only

USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)

Adult Day Care Home
Agricultural Production, Crops (F)
Agricultural Production, Livestock (F)
Child Day Care, Small Home
Church or Religious Institution, Neighborhood
Family Group Home A
Police or Fire Station
Recreation Facility, Public
Residential Building, Single Family
Swimming Pool, Private
Transmission Tower (see UDO) (F)

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)

Church or Religious Institution, Community
Golf Course
Library, Public
Limited Campus Uses
Planned Residential Development
School, Private
School, Public
Utilities

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)

Bed and Breakfast
Child Day Care, Large Home
Habilitation Facility A
Manufactured Home, Class A
Park and Shuttle Lot
Transmission Tower (F)
Urban Agriculture (W)

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)

Access Easement, Private Off-Site\(^5\)
Parking, Off-Site, for Multifamily or Institutional Uses
Transmission Tower (W)

\(^5\) SUP not required if requirements of Section B.2-5.2(A) are met
DOCKET #: W3377

PROPOSED ZONING:
LO-L

EXISTING ZONING:
RM12-S and RS9

PETITIONER:
New Story Church

SCALE: 1” represents 300’

STAFF: Crum

GMA: 2

ACRES: 1.59

NEAREST BLDG: 5’ south

MAP(S): 6834.02, 6844.01

Property included in zoning request.
500’ mail notification radius. Property not in zoning request.
**PETITION INFORMATION**

<table>
<thead>
<tr>
<th>Docket #</th>
<th>W-3377</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Amy Crum</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>New Story Church</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Same</td>
</tr>
<tr>
<td>Subject Property</td>
<td>PIN # 6834-96-9104, 6844-06-0014, 6844-06-0134 and 6844-06-0242</td>
</tr>
<tr>
<td>Address</td>
<td>102 Waughtown Street, 2200 Nissen Avenue, 2204 Nissen Avenue, and 2208 Nissen Avenue</td>
</tr>
<tr>
<td>Type of Request</td>
<td>Rezoning from RS9 and RM12-S to LO-L</td>
</tr>
</tbody>
</table>

**Proposal**

The petitioner is requesting to amend the Official Zoning Maps for the subject property from Residential Multifamily – Special Use (RM12-S) and Residential Single-Family (RS9) to Limited Office – Limited Use (LO-L). The petitioner is requesting the following uses:

- Church or Religious Institution, Neighborhood; Offices; Group Care Facility, A; and Residential Building, Single Family

**NOTE:** General, special use limited, and special use district zoning were discussed with the petitioner(s) who decided to pursue the rezoning as presented.

**Neighborhood Contact/Meeting**

The following description was received on August 1, 2018 from the petitioner through email:

“On Monday July 31 we held our community meeting as required. There were 43 people in attendance at the meeting. We went over the rezoning request as set forth in our application. A full explanation was given and we opened the floor to any questions. We asked all in attendance if they had any objection to our seeking the rezoning and there were no objections. All present expressed favor for the rezoning. We advertised the meeting for a week prior with signs in front of the property.”

**Zoning District Purpose Statement**

The LO District is primarily intended to accommodate moderately intense medical, professional, administrative, and government office uses on small to mid-sized sites, in a suburban setting. The district is typically located near the intersection of a collector street or thoroughfare in areas which are otherwise developed with residences. Standards are designed so this district may serve as a transition between residential districts and commercial districts. This district is intended for application in GMAs 2 and 3.

**Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)**

(R)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?

Yes. The site is relatively small site located along Waughtown Street, a major thoroughfare, and adjacent to residential properties. Furthermore,
it will serve as a transition between the commercial properties to the north and west and residential properties to the east and south.

**GENERAL SITE INFORMATION**

<table>
<thead>
<tr>
<th>Location</th>
<th>Along the south side of Waughtown Street at the intersection with Nissen Avenue and along the west side of Nissen Avenue.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction</td>
<td>Winston-Salem</td>
</tr>
<tr>
<td>Ward(s)</td>
<td>Southeast</td>
</tr>
<tr>
<td>Site Acreage</td>
<td>±1.59</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>Church and single-family residential</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Surrounding Property Zoning and Use</th>
<th>Direction</th>
<th>Zoning District</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>RS9 and HB</td>
<td>Single-family residential and commercial businesses</td>
<td></td>
</tr>
<tr>
<td>East</td>
<td>RSQ and RS9</td>
<td>Multifamily and single-family residential</td>
<td></td>
</tr>
<tr>
<td>South</td>
<td>RS9</td>
<td>Single-family residential</td>
<td></td>
</tr>
<tr>
<td>West</td>
<td>HB</td>
<td>Grocery store</td>
<td></td>
</tr>
</tbody>
</table>

**Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)**

(R)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?

Yes. The site is surrounded by commercial uses to the north and west and residential uses to the east and south. The limited office zoning will act as a transition between to two use categories.

**Physical Characteristics**

The site is relatively flat with three of the four properties developed. A church is located at 102 Waughtown Street and single-family residential structures are located at 2200 and 2208 Nissen Avenue. 2204 Nissen Avenue is vacant.

**Proximity to Water and Sewer**

The site is serviced by public water and sewer.

**Stormwater/Drainage**

There are no known stormwater or drainage issues.

**Watershed and Overlay Districts**

The site is not located in a watershed or overlay district.

**Historic, Natural Heritage and/or Farmland Inventories**

This site is not located in a locally-zoned historic district and has not received local historic designation. The site is located in the Waughtown-Belview National Register Historic District.

**Analysis of General Site Information**

The site contains four individual properties with three of the four developed. It is surrounded by commercial uses to the north and west and residential uses to the east and south. The site is located in the Waughtown-Belview National Register Historic District.

**RELEVANT ZONING HISTORIES**

<table>
<thead>
<tr>
<th>Case</th>
<th>Request</th>
<th>Decision &amp; Date</th>
<th>Direction from Site</th>
<th>Acreage</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>W2214</td>
<td>Special Use Rezoning</td>
<td>Approval 04/6/1998</td>
<td>Site</td>
<td>1.59</td>
<td>Approval</td>
</tr>
</tbody>
</table>
from RS9 and RM12-S to RM12-S

W1820 Special Use Rezoning from R4 and R2-S to R1-S

| Approval 05/03/1993 | Site | .86 | Approval | Approval |

### SITE ACCESS AND TRANSPORTATION INFORMATION

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Classification</th>
<th>Frontage</th>
<th>Average Daily Trip Count</th>
<th>Capacity at Level of Service D</th>
</tr>
</thead>
<tbody>
<tr>
<td>Waughtown Street</td>
<td>Major Thoroughfare</td>
<td>254.5’</td>
<td>10,000</td>
<td>13,800</td>
</tr>
<tr>
<td>Nissen Avenue</td>
<td>Local Street</td>
<td>276.7’</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>

**Proposed Access Point(s)**
Two access points currently exist for the property: one on Waughtown Street and one on Nissen Avenue. As a site plan was not submitted as part of the request, staff is unable to provide information on any proposed changes to access.

**Planned Road Improvements**
The *Comprehensive Transportation Plan* (2012) recommends a widening of Waughtown Street to allow for a cross-section that includes designated bike lanes and on-street parking on both sides.

**Trip Generation - Existing/Proposed**
Staff is unable to provide an existing trip generation calculation as a standard trip generation number does not exist for the use Group Care Facility A. Staff does not anticipate a significant change in traffic with the rezoning request.

**Sidewalks**
Sidewalks currently exist along the both sides of Waughtown Street.

**Transit**
Transit routes 86 and 108 have a stop at the intersection of Martin Luther King Jr. Drive and Waughtown Street. Route 101 has a stop at Food Lion adjacent to the site.

**Analysis of Site Access and Transportation Information**
The site currently has two access drives: one from Waughtown Street and one from Nissen Avenue. Sidewalks exist on the both sides of Waughtown Street, as do bicycle shared-line markings. Furthermore, three transit routes service the area with stops within the vicinity of the project site.

### CONFORMITY TO PLANS AND PLANNING ISSUES

**Legacy 2030 Growth Management Area**
GMA 2 Urban Neighborhoods

**Relevant Legacy 2030 Recommendations**
- Encourage redevelopment and reuse of existing sites and buildings that is compatible and complementary with the surrounding area (p.141).
- Encourage convenient services at designated areas to support neighborhoods consistent with the Growth Management Plan (p. 54).
### Relevant Area Plan(s)

*Southeast Winston-Salem Area Plan Update (2013)*

### Area Plan Recommendations

The Proposed Land Use Map shows the subject property as an existing institutional land use (page 27).

Institutional uses in the plan area are an important aspect of its character, vitality, and future. Existing institutions should be permitted to grow and expand in a manner that is compatible with surrounding neighborhoods. This plan makes the following general recommendations:

- Retain older single-family structures adjacent to institutional uses.
- Maintain neighborhood character by buffering lots with street yards when converting parcels to parking lots for institutional uses in residential districts.
- Encourage institutions owning single-family homes adjacent to their properties to maintain these structures in good condition (p. 27).

### Site Located Along Growth Corridor?

| Waughtown Street – Urban/Suburban Form-Residential (not developed through an area plan) |

### Site Located within Activity Center?

| The site is located at the edge of the Waughtown/Thomasville Activity Center. |

### Greenway Plan Information

| A greenway is not proposed in this area. |

### Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)

| (R)(3) - Have changing conditions substantially affected the area in the petition? |
| No. |

| (R)(4) - Is the requested action in conformance with Legacy 2030? |
| Yes. |

### Analysis of Conformity to Plans and Planning Issues

| The site is currently developed with a church and two single-family homes. The majority of the site is zoned Residential Multifamily – Special Use (RM12-S) with a small section of 2208 Nissen Avenue zoned Residential Single-family (RS9). With the 1998 rezoning case W2214, the site was zoned to RM12-S and the uses were limited to only Group Care facility A. Prior to the 1998, uses allowed on the site included Churches or Temples; Schools: Vocational or Professional; Offices; and Rooming Houses based on the 1993 rezoning case W1820. With the current rezoning request, the Church and Office uses approved with the 1993 rezoning would be restored to the site along with the use Residential Building, Single-family. |

| The site meets the intent of the LO zoning classification as it will provide a transition between the commercial uses to the north and west and the residential property to the east and west. Furthermore, the rezoning would allow New Story Church to continue use of the existing |

W-3377 August 2018
church building and single-family homes on the site. Allowing the church to grow and expand its ministry in a manner that is compatible with surrounding neighborhoods and maintains the existing character of the area per the recommendations of the Southeast Winston-Salem Area Plan Update. Therefore, staff is supportive of this request.

CONCLUSIONS TO ASSIST WITH RECOMMENDATION

<table>
<thead>
<tr>
<th>Positive Aspects of Proposal</th>
<th>Negative Aspects of Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>The site is currently developed with a church.</td>
<td>The request would place LO-L zoning beside existing single family homes.</td>
</tr>
<tr>
<td>The request is in accordance with the recommendations of Legacy 2030 and the Southeast Winston-Salem Area Plan Update.</td>
<td></td>
</tr>
<tr>
<td>The request would restore uses that were previously approved for the site.</td>
<td></td>
</tr>
</tbody>
</table>

SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL

The following proposed conditions are from interdepartmental review comments and are proposed in order to meet codes or established standards, or to reduce negative off-site impacts.

- **OTHER REQUIREMENTS:**
  - a. Electronic message board signs on the property shall be prohibited along the Nissen Avenue frontage.

STAFF RECOMMENDATION: APPROVAL

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USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)
Adult Day Care Home
Child Day Care, Small Home
Church or Religious Institution, Neighborhood
Family Group Home A
Police or Fire Station
Recreation Facility, Public
Residential Building, Single Family
Swimming Pool, Private

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)
Church or Religious Institution, Community
Golf Course
Library, Public
Limited Campus Uses
Planned Residential Development
School, Private
School, Public
Utilities

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)
Bed and Breakfast
Child Day Care, Large Home
Habilitation Facility A
Manufactured Home, Class A
Park and Shuttle Lot
Urban Agriculture

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)
Access Easement, Private Off-Site
Parking, Off-Site, for Multifamily or Institutional Uses
Transmission Tower

SUP not required if requirements of Section B.2-5.2(A) are met
DOCKET #: W3378

PROPOSED ZONING:
City MU-S and RS9

EXISTING ZONING:
County MU-S and RS9

PETITIONER:
City of Winston-Salem for Meadowlark Developers, LLC

SCALE: 1" represents 400'

STAFF: Wilson

GMA: 3

ACRES: 22.80

NEAREST BLDG: 61' west

MAP(S): 5896.02, 5896.04

Property included in zoning request.

500' mail notification radius. Property not in zoning request.
West Suburban Area Plan Update, 2018

(Proposed land uses shown are generalized. See area plan for specific recommendations.)

Proposed Land Use
- Low-Density Residential
- Urban Residential
- Low-Density Attached Residential (0-8 DU/Ac)
- Intermediate-Density Residential (8.1-18 DU/Ac)
- High-Density Residential (over 18 DU/Ac)
- Manufactured Housing Park
- Office
- Mixed-Use Development
- Intermediate-Density Residential / Industrial
- Industrial
- Institutional
- Park
- Commercial Recreation
- Utilities
- Rivers, Lakes
- Activity Center
- Special Land Use Condition Areas

Proposed Growth Corridor
- Urban/Suburban Form - Single-Family Residential
- Urban Form - Commercial/Office/Multifamily
- Suburban Form - Commercial/Office/Multifamily

Plotted: 7/20/2018
Case W3378

West Suburban Area Plan Update, 2018
(Proposed land uses shown are generalized. See area plan for specific recommendations.)

Proposed Land Use
- Low-Density Residential
- Urban Residential
- Low-Density Attached Residential (0-8 DU/Ac)
- Intermediate-Density Residential (8.1-18 DU/Ac)
- High-Density Residential (over 18 DU/Ac)
- Manufactured Housing Park
- Office
- Mixed-Use Development
- Intermediate-Density Residential / Industrial
- Industrial
- Institutional
- Park
- Commercial Recreation
- Utilities
- Rivers, Lakes
- Activity Center
- Special Land Use Condition Areas

Proposed Growth Corridor
- Urban/Suburban Form - Single-Family Residential
- Urban Form - Commercial/Office/Multifamily
- Suburban Form - Commercial/Office/Multifamily

Plotted: 7/20/2018
Case W3378
## PETITION INFORMATION

<table>
<thead>
<tr>
<th>Field</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Docket #</td>
<td>W-3378</td>
</tr>
<tr>
<td>Staff</td>
<td>Bryan D. Wilson</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>City of Winston-Salem</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Meadowlark Developers, LLC</td>
</tr>
<tr>
<td>Subject Property</td>
<td>Entire portion of The Arbors at Meadowlark as shown in plat book 68 page 1 that is not already inside the City limits. Also known as PIN #s 5896-64-3628, and a portion of 5896-64-9573 that is not already inside the City limits as shown on the Forsyth County Tax Maps.</td>
</tr>
<tr>
<td>Type of Request</td>
<td>Zoning jurisdiction conversion</td>
</tr>
<tr>
<td>Proposal</td>
<td>The petitioner is requesting to amend the Official Zoning Maps for the subject property <strong>from</strong> County RS9 (Residential Single Family; 9,000sf lot size) and County MU-S (Mixed Use – Special use zoning) <strong>to</strong> City RS9 (Residential Single Family; 9,000sf lot size) and City MU-S (Mixed Use – Special use zoning).</td>
</tr>
</tbody>
</table>

## GENERAL SITE INFORMATION

<table>
<thead>
<tr>
<th>Field</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location</td>
<td>Southwest side of Meadowlark Drive, south of Robinhood Road</td>
</tr>
<tr>
<td>Ward(s)</td>
<td>Closest to West ward</td>
</tr>
<tr>
<td>Site Acreage</td>
<td>± 22.8 acres</td>
</tr>
<tr>
<td>Analysis of General Site Information</td>
<td>The review for this case focuses on the zoning conversion from County zoning jurisdiction to Winston-Salem zoning jurisdiction triggered by the pending annexation of the subject property. The Planning Board’s role in reviewing this petition pertains only to the zoning jurisdiction. The decision to annex the property is pending approval by the Winston-Salem City Council with agreement by the property owners. The subject property contains the Arbors at Meadowlark subdivision which was approved by the Planning Board on February 9, 2017. As a condition of approval, the developer was required to annex the subdivision into the city limits of Winston-Salem prior to final plats being signed. Annexation was required because the proposed subdivision streets were designated as public. When Meadowlark Drive was transferred from NCDOT to the City of Winston-Salem, the only option for public maintenance of the proposed public streets was via annexation. This proposal will not change the permitted uses of the subject property, but will reclassify the pending incorporated property from its Forsyth County zoning classification to the equivalent City of Winston-Salem zoning classification.</td>
</tr>
</tbody>
</table>
STAFF RECOMMENDATION: Approval

NOTE: These are staff comments only; final recommendations on projects are made by the City-County Planning Board, with final decisions being made by the appropriate Elected Body, who may approve, deny, table or request modification for any project. THE APPLICANT OR REPRESENTATIVE IS STRONGLY ENCOURAGED TO ATTEND THE PUBLIC HEARINGS WHERE THE CASE WILL BE CONSIDERED BY THE PLANNING BOARD AND THE ELECTED BODY.
USES ALLOWED IN THE RS9 ZONING DISTRICT

(F) = Forsyth County Jurisdiction Only
(W) = City of Winston-Salem Jurisdiction Only

USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)

Adult Day Care Home
Agricultural Production, Crops (F)
Agricultural Production, Livestock (F)
Child Day Care, Small Home
Church or Religious Institution, Neighborhood
Family Group Home A
Police or Fire Station
Recreation Facility, Public
Residential Building, Single Family
Swimming Pool, Private
Transmission Tower (see UDO) (F)

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)

Church or Religious Institution, Community
Golf Course
Library, Public
Limited Campus Uses
Planned Residential Development
School, Private
School, Public
Utilities

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)

Bed and Breakfast
Child Day Care, Large Home
Habilitation Facility A
Manufactured Home, Class A
Park and Shuttle Lot
Transmission Tower (F)
Urban Agriculture (W)

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)

Access Easement, Private Off-Site\(^5\)
Parking, Off-Site, for Multifamily or Institutional Uses
Transmission Tower (W)

\(^5\)SUP not required if requirements of Section B.2-5.2(A) are met
W-3378 ATTACHMENT A
USES ALLOWED IN THE MU-S ZONING DISTRICT
(F) = Forsyth County Jurisdiction Only
(W) = City of Winston-Salem Jurisdiction Only

USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)
Academic Biomedical Research Facility
Academic Medical Center
Access Easement, Private Off-Site
Adult Day Care Center
Adult Day Care Home
Agricultural Production, Crops (F)
Agricultural Production, Livestock (F)
Animal Shelter, Public
Arts and Crafts Studio
Banking and Financial Services
Bed and Breakfast
Boarding or Rooming House
Building Materials Supply
Car Wash
Child Care, Drop-In
Child Care Institution
Child Care, Sick Children
Child Day Care Center
Child Day Care, Large Home
Child Day Care, Small Home
Church or Religious Institution, Community
Church or Religious Institution, Neighborhood
Club or Lodge
College or University
Combined Use
Convenience Store
Family Group Home A
Family Group Home B
Family Group Home C
Fishing, Fee Charged
Food or Drug Store
Funeral Home
Furniture and Home Furnishings Store
Golf Course
Government Offices, Neighborhood Organization, or Post Office
Habilitation Facility A
Habilitation Facility B
Habilitation Facility C
Hospice and Palliative Care
Hospital or Health Center
Hotel or Motel
Kennel, Indoor
Library, Public

Uses Allowed in MU-S
Revised 2/27/2017
USES ALLOWED IN THE MU-S ZONING DISTRICT

(F) = Forsyth County Jurisdiction Only
(W) = City of Winston-Salem Jurisdiction Only

Life Care Community
Limited Campus Uses
Manufactured Home, Class A
Manufactured Housing Development
Manufacturing A
Micro-Brewery or Micro-Distillery
Motor Vehicle, Repair and Maintenance
Motorcycle Dealer
Museum or Art Gallery
Nursery, Lawn and Garden Supply Store, Retail
Nursing Care Institution
Offices
Outdoor Display Retail
Park and Shuttle Lot
Parking, Commercial
Planned Residential Development
Police or Fire Station
Recreation Facility, Public
Recreation Services, Indoor
Recreation Services, Outdoor
Residential Building, Duplex
Residential Building, Single Family
Residential Building, Multifamily
Residential Building, Townhouse
Residential Building, Twin Home
Restaurant (with drive-through service)
Restaurant (without drive-through service)
Retail Store
Riding Stable
School, Private
School, Public
School, Vocational or Professional
Services A
Services B
Shopping Center
Shopping Center, Small
Special Events Center
Stadium, Coliseum, or Exhibition Building
Storage Services, Retail (F)
Storage Services, Retail (W)
Swimming Pool, Private
Terminal, Bus or Taxi
Testing and Research Lab
Theater, Indoor
Transmission Tower
Urban Agriculture (W)

Uses Allowed in MU-S

Revised 2/27/2017
USES ALLOWED IN THE MU-S ZONING DISTRICT

(F) = Forsyth County Jurisdiction Only
(W) = City of Winston-Salem Jurisdiction Only

Utilities
Veterinary Services
Wholesale Trade A
DOCKET #: W3379

PROPOSED ZONING:
GI-S

EXISTING ZONING:
GI and RS9

PETITIONER:
WS/FC Utilities Commission

SCALE: 1" represents 500'

STAFF: Roberts

GMA: 3

ACRES: 23.90

NEAREST BLDG: 155' south

MAP(S): 6819.04, 6829.03

Property included in zoning request.

500' mail notification radius. Property not in zoning request.
North Suburban Area Plan Update, 2014

Proposed land uses shown are generalized. See area plan for specific recommendations.

Proposed Land Use
- Single-Family Residential
- Low-Density Attached Residential
- Intermediate-Density Residential
- High-Density Residential
- Manufactured Housing Park
- Office
- Office / Low-Intensity Commercial
- Commercial
- Mixed-Use Development
- Industrial
- Institutional
- Park
- Open Space
- Commercial Recreation
- Utilities
- Activity Centers
- Special Land Use Condition Area

Case W3379
# CITY-COUNTY PLANNING BOARD
## DRAFT STAFF REPORT

### PETITION INFORMATION

<table>
<thead>
<tr>
<th>Docket #</th>
<th>W-3379</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Gary Roberts, Jr. AICP</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>WS/FC Utilities Commission</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>City of Winston-Salem</td>
</tr>
<tr>
<td>Subject Property</td>
<td>PIN#s 6819-91-4729 and 6819-92-6183</td>
</tr>
<tr>
<td>Address</td>
<td>1010 and 1016 Ziglar Road</td>
</tr>
<tr>
<td>Type of Request</td>
<td>Special use rezoning from GI and RS9 to GI-S</td>
</tr>
<tr>
<td>Proposal</td>
<td>The petitioner is requesting to amend the Official Zoning Maps for the subject property from GI (General Industrial) and RS9 (Residential, Single Family – 9,000 sf minimum lot size) to GI-S (General Industrial – special use). The petitioner is requesting the following uses: • Recycling Plant</td>
</tr>
<tr>
<td>Neighborhood Contact/Meeting</td>
<td>See Attachment B for a summary of the petitioner’s neighborhood outreach.</td>
</tr>
<tr>
<td>Zoning District Purpose Statement</td>
<td>The GI District is primarily intended to accommodate a wide range of assembling, fabricating, and manufacturing activities. The district is established for the purpose of designating appropriate locations and establishing development regulations for uses which may have significant environmental impacts or which require special measures to ensure compatibility with adjoining properties. The district is established to provide locations for major developments in GMAs 1, 2 and 3.</td>
</tr>
</tbody>
</table>

### Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)

(R)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?

Yes, the majority of the site is currently zoned GI and it is adjacent to GI, LI, and GI-S zoned properties. The site is also located within the Suburban Neighborhoods GMA.

### GENERAL SITE INFORMATION

<table>
<thead>
<tr>
<th>Location</th>
<th>South side of Ziglar Road, between US 52 and the Norfolk Southern Railroad</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction</td>
<td>City of Winston-Salem</td>
</tr>
<tr>
<td>Ward(s)</td>
<td>Northeast</td>
</tr>
<tr>
<td>Site Acreage</td>
<td>± 23.90 acres</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>The RS9 zoned portion of the site is currently undeveloped. The GI zoned portion is currently used for white goods recycling.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Direction</th>
<th>Zoning District</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>LI</td>
<td>R.H. Barringer Distributing Company</td>
</tr>
<tr>
<td>East</td>
<td>RM18</td>
<td>Multifamily residential across US 52</td>
</tr>
<tr>
<td>South</td>
<td>GI</td>
<td>Hanes Mill Road Sanitary Landfill</td>
</tr>
<tr>
<td>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</td>
<td>(R)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?</td>
<td>Yes, the proposed use of Recycling Plant is compatible with the industrial uses permitted on the adjacent properties.</td>
</tr>
<tr>
<td>---</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>Physical Characteristics</td>
<td>The partially developed site has a gentle to moderate slope downward toward the southwestern corner of the site. The site does include pockets of mature trees.</td>
<td></td>
</tr>
<tr>
<td>Proximity to Water and Sewer</td>
<td>The site has access to public water. Public sewer is located to the west across the railroad.</td>
<td></td>
</tr>
<tr>
<td>Stormwater/Drainage</td>
<td>A stormwater management study <em>may</em> be required depending upon the extent of new impervious coverage.</td>
<td></td>
</tr>
<tr>
<td>Watershed and Overlay Districts</td>
<td>The site is not located within a water supply watershed.</td>
<td></td>
</tr>
<tr>
<td>Analysis of General Site Information</td>
<td>The site is located on the southern side of Ziglar Road between US 52 and the Norfolk Southern Railroad. It forms the northern edge of the Hanes Mill Road Sanitary Landfill. The site is not located within a water supply watershed or within a regulatory floodplain.</td>
<td></td>
</tr>
</tbody>
</table>

### RELEVANT ZONING HISTORIES

<table>
<thead>
<tr>
<th>Case</th>
<th>Request</th>
<th>Decision &amp; Date</th>
<th>Direction from Site</th>
<th>Acreage</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>W-3352</td>
<td>LI to GI-S</td>
<td>Approved 12-4-2017</td>
<td>Directly northwest</td>
<td>27.60</td>
<td>Approval</td>
</tr>
<tr>
<td>W-3092</td>
<td>LI to GI-S</td>
<td>Approved 3-7-2011</td>
<td>400’ northwest</td>
<td>35.8</td>
<td>Approval</td>
</tr>
<tr>
<td>F-981</td>
<td>R5 (RS12) to I2 (LI)</td>
<td>Approved 12-17-1990</td>
<td>Included a portion of current site</td>
<td>8.16</td>
<td>Approval</td>
</tr>
</tbody>
</table>

### SITE ACCESS AND TRANSPORTATION INFORMATION

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Classification</th>
<th>Frontage</th>
<th>Average Daily Trip Count</th>
<th>Capacity at Level of Service D</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ziglar Road</td>
<td>Minor Thoroughfare</td>
<td>1,136’</td>
<td>1,900</td>
<td>15,300</td>
</tr>
<tr>
<td>Recycle Way</td>
<td>Private Street</td>
<td>1,500’</td>
<td>NA</td>
<td>NA</td>
</tr>
</tbody>
</table>

**Proposed Access Point(s)**
The site currently has access onto both Ziglar Road and to Hanes Mill Road through the existing landfill. However, the site plan shows the removal of said access onto Ziglar Road and the recording of a negative access easement along this frontage.

**Trip Generation - Existing/Proposed**
Existing Zoning: GI and RS9
No trip rate is available for the existing zoning which has no site plan.
Proposed Zoning: GI-S
No trip generation is available for the proposed use of Recycling Plant.

<table>
<thead>
<tr>
<th>Sidewalks</th>
<th>There are no sidewalks located in the general area.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Transit</td>
<td>Route 97 serves Hanes Mill Road located approximately 3,200’ to the southeast.</td>
</tr>
</tbody>
</table>

Analysis of Site Access and Transportation Information
The site has frontage along a minor thoroughfare which has ample capacity. However, the proposed access will be from the adjacent GI-S zoned landfill site located directly to the south. The main access for this facility is on Hanes Mill Road. Although there is no trip generation available for the proposed use, staff does not foresee any transportation related issues associated with this request.

### SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS

<table>
<thead>
<tr>
<th>Building Square Footage</th>
<th>Square Footage</th>
<th>Placement on Site</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>7,404 sf</td>
<td>Western half of the site</td>
</tr>
<tr>
<td>Parking</td>
<td>Required</td>
<td>Proposed</td>
</tr>
<tr>
<td></td>
<td>4 spaces</td>
<td>10 spaces</td>
</tr>
<tr>
<td>Building Height</td>
<td>Maximum</td>
<td>Proposed</td>
</tr>
<tr>
<td></td>
<td>70’</td>
<td>One story</td>
</tr>
<tr>
<td>Impervious Coverage</td>
<td>Maximum</td>
<td>Proposed</td>
</tr>
<tr>
<td></td>
<td>NA</td>
<td>11.7%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>UDO Sections Relevant to Subject Request</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Chapter B, Article II, Section 2-1.4 (C) General Industrial District</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Complies with Chapter B, Article VII, Section 7-5.3</th>
</tr>
</thead>
<tbody>
<tr>
<td>(A) Legacy 2030 policies:</td>
</tr>
<tr>
<td>(B) Environmental Ord.</td>
</tr>
<tr>
<td>(C) Subdivision Regulations</td>
</tr>
</tbody>
</table>

Analysis of Site Plan Compliance with UDO Requirements
The proposed site plan would accommodate existing and expanded recycling activities in support of the adjacent sanitary landfill. No new buildings are proposed.

### CONFORMITY TO PLANS AND PLANNING ISSUES

**Legacy 2030 Growth Management Area**
Growth Management Area 3 - Suburban Neighborhoods

**Relevant Legacy 2030 Recommendations**
• Encourage reuse of vacant and underutilized commercial and industrial sites.
• Recycle and reuse land and buildings.

**Relevant Area Plan(s)**
North Suburban Area Plan Update (2014)

**Area Plan Recommendations**
• The subject property is shown on Map 6-Proposed Land Use for industrial use.
| Site Located Along Growth Corridor? | The site is not located along a growth corridor. |
| Site Located within Activity Center? | The site is not located within an activity center. |
| **Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)** | (R)(3) - Have changing conditions substantially affected the area in the petition?  
Since the area plan was adopted, a similar rezoning request to GI-S was approved on a site located directly to the northwest (W-3352).  
(R)(4) - Is the requested action in conformance with Legacy 2030?  
Yes |
| **Analysis of Conformity to Plans and Planning Issues** | The subject request is to rezone 23.90 acres of partially developed property from G1 and RS9 to GI-S for the use of Recycling Plant. The majority of the site forms the current northern limits of the Hanes Mill Road Sanitary Landfill. It also includes two RS9 zoned lots that previously contained two single family homes.  
The site plan shows the continued use of the western portion of the site for white good recycling and the eastern portion of the site for concrete, asphalt, and brick recycling. Public access to the site would be from the existing main entrance to the landfill on Hanes Mill Road and not from Ziglar Road.  
The request is consistent with the North Suburban Area Plan Update, which recommends industrial zoning for the subject property. To minimize any visual impacts of the proposed activities on the site, the plan includes a 100’ Type III undisturbed bufferyard along the frontage of both Ziglar Road and US 52. The request would allow for a logical expansion of the existing landfill and staff supports the request. |

**CONCLUSIONS TO ASSIST WITH RECOMMENDATION**

<table>
<thead>
<tr>
<th>Positive Aspects of Proposal</th>
<th>Negative Aspects of Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>The request is consistent with the industrial land use recommendation of the North Suburban Area Plan Update.</td>
<td>Public access to the subject property is located approximately 3,200’ to the south at Hanes Mill Road.</td>
</tr>
<tr>
<td>The request would allow for a logical expansion of the existing Hanes Mill Road Sanitary Landfill.</td>
<td></td>
</tr>
<tr>
<td>The site abuts US 52 on one side and industrial zoning on three sides.</td>
<td></td>
</tr>
<tr>
<td>The site will not have an access onto Ziglar Road and should generate little additional traffic in the general area.</td>
<td></td>
</tr>
<tr>
<td>The plan includes a 100’ Type III bufferyard adjacent to Ziglar Road and US 52.</td>
<td></td>
</tr>
</tbody>
</table>
SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL

The following proposed conditions are from interdepartmental review comments and are proposed in order to meet codes or established standards, or to reduce negative off-site impacts.

- **PRIOR TO THE ISSUANCE OF ANY PERMITS**
  a. Developer shall obtain all necessary permits from the NCDEQ and DEMLR.

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS**
  a. Developer shall cord off all areas shown on the site plan within the 100’ undisturbed bufferyard along both Ziglar Road and US 52. These areas shall be retained and not disturbed. Vegetation in all these areas shall be protected from grading encroachment in accordance with UDO requirements.
  b. Developer shall record a negative access easement along Ziglar Road.

**STAFF RECOMMENDATION: Approval**

**NOTE:** These are staff comments only; final recommendations on projects are made by the City-County Planning Board, with final decisions being made by the appropriate Elected Body, who may approve, deny, table or request modification for any project. **THE APPLICANT OR REPRESENTATIVE IS STRONGLY ENCOURAGED TO ATTEND THE PUBLIC HEARINGS WHERE THE CASE WILL BE CONSIDERED BY THE PLANNING BOARD AND THE ELECTED BODY.**
The comments listed below reflect remaining issues that must be addressed before your request can proceed to the Planning Board. All outstanding issues included in this list must be satisfactorily addressed on the revised site plan and re-submitted back to Planning staff no later than 5:00pm on the Wednesday the week before (8 days prior to) the Planning Board meeting.

Open Issues: 8

**Engineering**

**General Issues**

14. Driveway permit

City of Winston-Salem
Albert Gaskill
336-727-8000
albertcg@cityofws.org
7/23/18 9:45 AM
01.03) Rezoning-Special Use District - 2

The existing drive from Ziglar Rd needs to be removed from the public R/W and replaced with Std C&G if C&G is present from the NCDOT improvements. NCDOT and City driveway permits are required to work in the R/W.

**Erosion Control**

**General Issues**

11. Plan Review to DEMLR

City of Winston-Salem
Albert Gaskill
336-727-8000
albertcg@cityofws.org
7/23/18 9:45 AM
01.03) Rezoning-Special Use District - 2
<table>
<thead>
<tr>
<th>Department</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Fire/Life Safety</strong></td>
<td></td>
</tr>
<tr>
<td><strong>General Issues</strong></td>
<td></td>
</tr>
<tr>
<td><strong>8. Notes</strong></td>
<td></td>
</tr>
<tr>
<td>Winston-Salem Fire Department</td>
<td>No comment.</td>
</tr>
<tr>
<td>Michael Morton</td>
<td></td>
</tr>
<tr>
<td>336-747-6935</td>
<td></td>
</tr>
<tr>
<td><a href="mailto:michaelcm@cityofwsfire.org">michaelcm@cityofwsfire.org</a></td>
<td></td>
</tr>
<tr>
<td>7/11/18 1:19 PM</td>
<td></td>
</tr>
<tr>
<td><strong>MapForsyth Addressing Team</strong></td>
<td></td>
</tr>
<tr>
<td><strong>General Issues</strong></td>
<td></td>
</tr>
<tr>
<td><strong>12. Addressing &amp; Street Naming</strong></td>
<td></td>
</tr>
<tr>
<td>MapForsyth</td>
<td>No new address issued at this time. If structure is built, contact MapForsyth Addressing</td>
</tr>
<tr>
<td>Stacy Tolbert</td>
<td>Team for an address prior to permitting.</td>
</tr>
<tr>
<td>3367477497</td>
<td></td>
</tr>
<tr>
<td><a href="mailto:tolbersy@forsyth.cc">tolbersy@forsyth.cc</a></td>
<td></td>
</tr>
<tr>
<td>7/17/18 2:08 PM</td>
<td></td>
</tr>
<tr>
<td><strong>Planning</strong></td>
<td></td>
</tr>
<tr>
<td><strong>General Issues</strong></td>
<td></td>
</tr>
<tr>
<td><strong>10. screening</strong></td>
<td></td>
</tr>
<tr>
<td>City of Winston-Salem</td>
<td>May need to augment 100’ undisturbed buffer along Ziglar with additional evergreen</td>
</tr>
<tr>
<td>Gary Roberts</td>
<td>plantings to fill in any gaps.</td>
</tr>
<tr>
<td>336-747-7069</td>
<td></td>
</tr>
<tr>
<td><a href="mailto:garyr@cityofws.org">garyr@cityofws.org</a></td>
<td></td>
</tr>
<tr>
<td>7/13/18 9:46 AM</td>
<td></td>
</tr>
<tr>
<td><strong>13. Historic Resources</strong></td>
<td></td>
</tr>
<tr>
<td>City of Winston-Salem</td>
<td>No comments</td>
</tr>
<tr>
<td>David Reed</td>
<td></td>
</tr>
<tr>
<td>336-747-7043</td>
<td></td>
</tr>
<tr>
<td><a href="mailto:davidr@cityofws.org">davidr@cityofws.org</a></td>
<td></td>
</tr>
<tr>
<td>7/17/18 4:14 PM</td>
<td></td>
</tr>
</tbody>
</table>

Erosion Control Plan approval will need to be completed through NCDEQ, DEMLR. The contact for NCDEQ, DEMLR at the Winston-Salem Regional Office is Seth Titley (336-776-9659).
<table>
<thead>
<tr>
<th>15. NAE along Ziglar Rd.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>City of Winston-Salem</strong></td>
</tr>
<tr>
<td>Bryan Wilson</td>
</tr>
<tr>
<td>336-747-7042</td>
</tr>
<tr>
<td><a href="mailto:bryandw@cityofws.org">bryandw@cityofws.org</a></td>
</tr>
<tr>
<td>7/25/18 8:02 AM</td>
</tr>
<tr>
<td>01.03) Rezoning-</td>
</tr>
<tr>
<td>Special Use District - 2</td>
</tr>
</tbody>
</table>

Negative access easement along Ziglar Road.

**Stormwater**

**General Issues**

<table>
<thead>
<tr>
<th>7. Stormwater Study Required</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>City of Winston-Salem</strong></td>
</tr>
<tr>
<td>Joe Fogarty</td>
</tr>
<tr>
<td>336-747-6961</td>
</tr>
<tr>
<td><a href="mailto:josephf@cityofws.org">josephf@cityofws.org</a></td>
</tr>
<tr>
<td>7/11/18 10:18 AM</td>
</tr>
<tr>
<td>01.03) Rezoning-</td>
</tr>
<tr>
<td>Special Use District - 2</td>
</tr>
</tbody>
</table>

A Stormwater study/permit may be required for this development. More information is required to determine what exactly, or if any, of the provisions of the Post Construction Stormwater Management ordinance may apply.
EXISTING USES ALLOWED IN THE RS9 AND GI ZONING DISTRICTS
City of Winston-Salem Jurisdiction Only

RS9 Uses:

USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)
Adult Day Care Home
Child Day Care, Small Home
Church or Religious Institution, Neighborhood
Family Group Home A
Police or Fire Station
Recreation Facility, Public
Residential Building, Single Family
Swimming Pool, Private

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)
Church or Religious Institution, Community
Golf Course
Library, Public
Limited Campus Uses
Planned Residential Development
School, Private
School, Public
Utilities

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)
Bed and Breakfast
Child Day Care, Large Home
Habilitation Facility A
Manufactured Home, Class A
Park and Shuttle Lot
Urban Agriculture

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)
Access Easement, Private Off-Site\(^5\)
Parking, Off-Site, for Multifamily or Institutional Uses
Transmission Tower

\(^5\)SUP not required if requirements of Section B.2-52(A) are met
EXISTING USES ALLOWED IN THE RS9 AND GI ZONING DISTRICTS
City of Winston-Salem Jurisdiction Only

**GI Uses:**

**USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)**

<table>
<thead>
<tr>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Academic Biomedical Research Facility</td>
</tr>
<tr>
<td>Adult Establishment</td>
</tr>
<tr>
<td>Animal Feeding Operation</td>
</tr>
<tr>
<td>Animal Shelter, Public</td>
</tr>
<tr>
<td>Arts and Crafts Studio</td>
</tr>
<tr>
<td>Banking and Financial Services</td>
</tr>
<tr>
<td>Building Contractors, General</td>
</tr>
<tr>
<td>Building Contractors, Heavy</td>
</tr>
<tr>
<td>Building Materials Supply</td>
</tr>
<tr>
<td>Bulk Storage of Petroleum Products</td>
</tr>
<tr>
<td>Church or Religious Institution, Community</td>
</tr>
<tr>
<td>Church or Religious Institution, Neighborhood</td>
</tr>
<tr>
<td>Correctional Institution</td>
</tr>
<tr>
<td>Fish Hatchery</td>
</tr>
<tr>
<td>Fuel Dealer</td>
</tr>
<tr>
<td>Golf Course</td>
</tr>
<tr>
<td>Government Offices, Neighborhood Organization, or Post Office</td>
</tr>
<tr>
<td>Kennel, Indoor</td>
</tr>
<tr>
<td>Manufacturing A</td>
</tr>
<tr>
<td>Manufacturing B</td>
</tr>
<tr>
<td>Manufacturing C</td>
</tr>
<tr>
<td>Micro-Brewery or Micro-Distillery</td>
</tr>
<tr>
<td>Motor Vehicle, Body or Paint Shop</td>
</tr>
<tr>
<td>Motor Vehicle, Rental and Leasing</td>
</tr>
<tr>
<td>Motor Vehicle, Repair and Maintenance</td>
</tr>
<tr>
<td>Motor Vehicle, Storage Yard</td>
</tr>
<tr>
<td>Offices</td>
</tr>
<tr>
<td>Park and Shuttle Lot</td>
</tr>
<tr>
<td>Parking, Commercial</td>
</tr>
<tr>
<td>Police or Fire Station</td>
</tr>
<tr>
<td>Postal Processing Facility</td>
</tr>
<tr>
<td>Recreation Facility, Public</td>
</tr>
<tr>
<td>Recreation Services, Indoor</td>
</tr>
<tr>
<td>Recreation Services, Outdoor</td>
</tr>
<tr>
<td>Recycling Center</td>
</tr>
<tr>
<td>Recycling Plant</td>
</tr>
<tr>
<td>School, Vocational or Professional</td>
</tr>
<tr>
<td>Services A</td>
</tr>
<tr>
<td>Services B</td>
</tr>
<tr>
<td>Signs, Off-Premises</td>
</tr>
<tr>
<td>Solid Waste Transfer Station</td>
</tr>
<tr>
<td>Storage and Salvage Yard</td>
</tr>
</tbody>
</table>

Uses Allowed in RS9 and GI                              Revised 10/19/2015
EXISTING USES ALLOWED IN THE RS9 AND GI ZONING DISTRICTS
City of Winston-Salem Jurisdiction Only

GI Uses Continued:
Storage Services, Retail
Storage Trailer
Terminal, Bus or Taxi
Terminal, Freight
Testing and Research Lab
Transmission Tower
Urban Agriculture
Utilities
Veterinary Services
Warehousing
Wholesale Trade A
Wholesale Trade B

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)
Airport, Private
Heliport
Landfill, Construction and Demolition
Landfill, Land Clearing/Inert Debris
Meat Packing Plant
Motor Vehicle Dismantling and Wrecking Yard

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)
Airport, Public
Borrow Site
Dirt Storage
Helistop

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)
Access Easement, Private Off-Site
Asphalt and Concrete Plant
Hazardous Waste Management Facility
Landfill, Sanitary Mining, Quarry, or Extractive Industry 5

5SUP not required if requirements of Section B.2-5.2(A) are met
MEMORANDUM

TO: Planning Board
FROM: Micah Johnson (Solid Waste Senior Civil Engineer)
DATE: 8/1/2018
SUBJECT: Neighborhood Outreach Summary

As required by the signed neighborhood outreach disclaimer, on July 10th, we mailed 15 letters to property owners in the general area surrounding our properties to be rezoned. See below for the letter text. The letters contained our phone contact information and informed the recipients of the proposed rezoning and the informational meeting to be held on July 31st. We received no phone calls. Only one letter (addressed to Susan K. Ziglar) was returned to the us as “not deliverable as addressed and unable to forward.”

Notice of Informational Meeting

You are invited to attend a public informational session in your community regarding a proposed rezoning case. The Winston-Salem/Forsyth County Utility Commission has requested rezoning of property located on the south side of Ziglar Road, southwest of Highway 52, across the road from R.H. Barringer Distributing Company. This property would be used immediately for storing and recycling of discarded concrete, asphalt and brick material and possibly other household recyclable materials in the future. The property is not intended to be used for permanent disposal of waste.

You are welcome to attend a drop-in informational session to review plans and ask questions you may have related to this rezoning. Our Utilities Division Engineering Staff will be available for your convenience. For your convenience, you may stop in at the landfill administration building (scale house) any time during the hours noted below.

Tuesday, July 31, 2018 from 4:00 pm to 6:00 pm
Hanes Landfill Administration Building (scale house)
325 West Hanes Mill Road
Winston-Salem
Please call Jan McHargue at 336-747-7310, or
Ed Gibson at 336-734-1506, with any questions

On July 31st from 4-6pm, we held the public neighborhood informational meeting on-site at the Hanes Landfill scalehouse. Only one person attended the meeting and asked what material would be stored at the subject sites and how it would be processed. The person did not express any negative concerns with the rezoning.
See below for a list of contacted neighbors:

1. NC Dept. of Transportation  
   1605 Westbrook Plaza Dr.  
   Winston-Salem, NC 27103

2. Susan K. Ziglar  
   PO Box 3087  
   Wingate, NC 28174

3. Barringer Leasing, LLC  
   1620 Fairfax Rd.  
   Greensboro, NC 27407

4. Cecil Cave  
   893 Oakhaven Forest Drive  
   Winston-Salem, NC 27105

5. Norfolk Southern Corporation  
   1200 Peachtree St. N.E.  
   Atlanta GA 30309

6. Pimentel Living Trust  
   260 N. J St.  
   Tulare, CA 93274

7. Brylin Investments Group LLC  
   PO Box 513  
   King, NC 27021

8. James William Smith  
   940 Ziglar Rd.  
   Winston-Salem, NC 27105

9. Fox Glenn Hoa Inc.  
   221 Jonestown Rd.  
   Winston-Salem, NC 27104

10. Willow Creek Apts. of NC LLC  
    3501 Plaza Ridge Circle  
    Winston-Salem, NC 27107

    1101 Ziglar Rd.  
    Winston-Salem, NC 27105

12. Judy T. Tuttle  
    410 Archer Rd.  
    Winston-Salem, NC 27105

    1103 Ziglar Rd.  
    Winston-Salem, NC 27105

14. Kathryn Butner Kiger  
    386 Rock House Rd.  
    Winston-Salem, NC 27127

15. Barbara Bruinfield  
    525 E. Main Street  
    Yadkinville, NC 27055

Respectfully submitted,

Micah Johnson

CC:

ATTACHMENTS: Map of contacted residential neighbors within a minimum of 500' of subject sites
DOCKET #: F1581

PROPOSED ZONING:
RS15-S

EXISTING ZONING:
AG

PETITIONER:
Dana Tucker (Stillwood - Phase II) for Same

SCALE: 1" represents 500'

STAFF: Wilson

GMA: 3

ACRES: 13.55

NEAREST BLDG: 0' south

MAP(S): 6884.03, 6884.04
CITY-COUNTY PLANNING BOARD
DRAFT STAFF REPORT

PETITION INFORMATION

<table>
<thead>
<tr>
<th>Docket #</th>
<th>F-1581</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Bryan D. Wilson</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>Shugart Enterprises, LLC</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Dana Tucker</td>
</tr>
<tr>
<td>Subject Property</td>
<td>PIN # 6884-44-7427</td>
</tr>
<tr>
<td>Type of Request</td>
<td>Rezoning from AG to RS15-S</td>
</tr>
</tbody>
</table>

Proposal

The petitioner is requesting to amend the Official Zoning Maps for the subject property from AG (Agricultural – 40,000 sf minimum lot size) to RS15-S (Residential, Single Family – 15,000 sf minimum lot size – special use zoning). The petitioner is requesting the following uses: Residential Building, Single Family; and Planned Residential Development.

Neighborhood Contact/Meeting

See Attachment B for a summary of the petitioner’s outreach efforts.

Zoning District Purpose Statement

The RS15 District is primarily intended to accommodate low to moderate density single family detached dwellings in suburban and urban areas. This district is intended for application in GMAs 2 and 3, and may be suitable for Metro Activity Centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services are available.

Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)

(R)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?

Yes, the subject property is located within GMA 3 and has access to public water and sewer.

GENERAL SITE INFORMATION

Location

West of NC 66 South and north of Andrews Acres Road

Jurisdiction

Forsyth County

Site Acreage

± 13.55 acres

Current Land Use

The site is completely undeveloped and is heavily wooded.

Surrounding Property Zoning and Use

<table>
<thead>
<tr>
<th>Direction</th>
<th>Zoning District</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>AG</td>
<td>Undeveloped land &amp; single-family homes</td>
</tr>
<tr>
<td>East</td>
<td>AG &amp; RS20</td>
<td>Farmland &amp; single-family homes</td>
</tr>
<tr>
<td>South</td>
<td>RS15-S &amp; AG</td>
<td>Stillwood Phase 1 &amp; single-family homes</td>
</tr>
<tr>
<td>West</td>
<td>TND-S</td>
<td>Undeveloped land (Kernersville Jurisdiction)</td>
</tr>
</tbody>
</table>
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)  

(R)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?  

Yes, the majority of the surrounding area is residentially zoned with a mixture of single family homes and undeveloped land.

Physical Characteristics  
The undeveloped site has varying topography with a general slope from east to west. An unnamed stream is located in the far western portion of the site.

Proximity to Water and Sewer  
The site has access to public water and sewer.

Stormwater/Drainage  
No known issues; however, there will be a 50’ wide stream buffer requirement located within proposed lot 23.

Watershed and Overlay Districts  
The site is located within the balance of the Abbotts Creek WSIII Water Supply Watershed. There are three options for complying with residential development requirements in this portion of the watershed:

1) The minimum lot size shall be at least 20,000 SF
2) The average density shall not exceed 2 units per 40,000 SF or;
3) The proposed built upon area shall not exceed 24%  

The subject request is utilizing option two (2), as their density is 1.6 dwelling units per 40,000 SF.

Analysis of General Site Information  
The subject site is 13.55 acres in size, is completely undeveloped, and is heavily wooded. Any development on the site will be subject to the Abbotts Creek watershed requirements.

**RELEVANT ZONING HISTORIES**

<table>
<thead>
<tr>
<th>Case</th>
<th>Request</th>
<th>Decision &amp; Date</th>
<th>Direction from Site</th>
<th>Acreage</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>F-1576</td>
<td>AG to RS15-S</td>
<td>Approved 5/24/2018</td>
<td>Abutting south</td>
<td>32.55 Acres</td>
<td>Approval Approval</td>
</tr>
</tbody>
</table>

**SITE ACCESS AND TRANSPORTATION INFORMATION**

Proposed Access Point(s)  
The submitted site plan proposes a new one-thousand five hundred (1,500) foot public street that connects to the recently approved extension of Musket Drive.

Existing Zoning: AG (if developed for single family lots)  
13.55 acres = 14 lots x 9.57 (Single Family Trip Rate) = 134 Trips per Day  
Proposed Zoning: RS15-S  
13.55 acres = 23 lots x 9.57 (Single Family Trip Rate) = 220 Trips per Day

Sidewalks  
Sidewalks will be installed on one side of the proposed public street.

Connectivity  
The proposed plan shows a connectivity ratio of 1. The bordering single family homes prevent any logical connections to the north and south and a protected stream precludes any additional stub connections to the west. A stub connection is proposed on the eastern portion of the site.
The combined connectivity index of the overall Stillwood Phase 1 and Phase 2 will be 1.5 and therefore exceed the minimum connectivity index requirement of 1.2.

<table>
<thead>
<tr>
<th>Transportation Impact Study (TIS)</th>
<th>No TIS is required.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Analysis of Site Access and Transportation Information</td>
<td>Given the site layout that abuts existing single family homes on private drives on the north and south, there is little opportunity for additional connectivity. The stream to the west would prohibit any reasonable connection as well. The proposed stub to the abutting property to the east, could potentially provide a connection to Highway 66 with any future development.</td>
</tr>
</tbody>
</table>

**SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS**

<table>
<thead>
<tr>
<th>Units (by type) and Density</th>
<th>23 single family units on 13.55 acres = 1.70 units per acre</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Height</td>
<td>Maximum</td>
</tr>
<tr>
<td>------------------</td>
<td>---------</td>
</tr>
<tr>
<td></td>
<td>40’</td>
</tr>
<tr>
<td>Impervious Coverage</td>
<td>Maximum</td>
</tr>
<tr>
<td></td>
<td>24% or 2 lots/40,000 SF</td>
</tr>
</tbody>
</table>

**UDO Sections Relevant to Subject Request**

- Chapter B, Article II, Section 2-1.2 (F) RS-15 Residential, Single Family District
- Chapter C, Article IV, Watershed Protection

**Complies with Chapter B, Article VII, Section 7-5.3**

- (A) *Legacy 2030 policies:* Yes.
- (B) *Environmental Ord.* Yes.
- (C) *Subdivision Regulations* Yes.

**Analysis of Site Plan Compliance with UDO Requirements**

The revised site plan illustrates the street layout and lotting pattern for a proposed 23 lot single family subdivision. The connectivity index is below the required minimum, but the site is constrained on the south, east, and north by other existing development and geography. This could eventually be alleviated with future eastward extension of the proposed public road. All other elements of the revised site plan meet UDO requirements.

**CONFORMITY TO PLANS AND PLANNING ISSUES**

**Legacy 2030 Growth Management Area**

Growth Management Area 3- Suburban Neighborhoods

**Relevant Legacy 2030 Recommendations**

- Concentrate development within the serviceable land area of Forsyth County with the highest intensities at city/town center, activity centers and along growth corridors (p. 29).
- Encourage higher development densities and mixed-use development within the serviceable land area (p. 42).
- Make efficient use of Forsyth County’s limited land capacity (p. 4-1)
<table>
<thead>
<tr>
<th>Relevant Area Plan(s)</th>
<th>Southeast Forsyth County Update (2013)</th>
</tr>
</thead>
</table>
| Area Plan Recommendations | - Factors such as the amount of land available, surrounding land uses, proximity to major roads and services, and access to utilities are all considered in determining recommendations for residential uses and densities (p. 23).  
- Low-density residential development is recommended for larger parcels of undeveloped residential land in many parts of the planning area. This land is generally located in the northern portion of the planning area, either has sewer or is sewerable, and has easy access to thoroughfare roads (p. 24).  
- The property is recommend for low-density residential use on Map 9- Proposed Land Use (0-5 dwelling units/acre) (p. 27). |

| Site Located Along Growth Corridor? | No. |
| Site Located within Activity Center? | No. |
| Addressing | Street names are approved for use. |
| Comments from The Town of Kernersville | Kernersville Planning staff has no comments for this rezoning case. |
| Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R) | (R)(3) - Have changing conditions substantially affected the area in the petition?  
A request for RS15-S (Stillwood Phase I) was recently approved directly south of the subject property.  
(R)(4) - Is the requested action in conformance with Legacy 2030?  
Yes |
| Analysis of Conformity to Plans and Planning Issues | The proposed rezoning site plan illustrates the proposed expansion of the Stillwood subdivision. The previous rezoning was unanimously recommended for approval by the Planning Board in April 2018.  
The 23 lot expansion would include a new public street that would connect to the recently approved extension of Musket Drive. As noted, while the proposed street layout does not meet the minimum connectivity index standard by itself, the combined Phase 1 and Phase 2 connectivity index exceeds this standard. The proposed stub at the eastern end of Redwood Hill Run would provide for a future connection to Highway 66.  
As the subject property is located within the Abbotts Creek WSIII Watershed, the developer will need to submit for watershed permits prior to grading and construction. There is an unnamed stream at the far western end of the property which will require buffering. Staff is recommending all relevant conditions from the Phase 1 portion of the |
prior Stillwood rezoning (F-1576) be carried forward with this rezoning request.

The proposed lotting pattern and density is consistent with the already approved Phase I portion of Stillwood. As this request is in keeping with Legacy 2030 and the Southeast Forsyth County Area Plan Update recommendations, staff is supportive of this rezoning request.

CONCLUSIONS TO ASSIST WITH RECOMMENDATION

<table>
<thead>
<tr>
<th>Positive Aspects of Proposal</th>
<th>Negative Aspects of Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>The subject property has access to public water and sewer.</td>
<td>The site topography and surrounding development limit the potential for greater connectivity on this site.</td>
</tr>
<tr>
<td>The subject property is located in GMA 3.</td>
<td>The proposed RS15 district is consistent with the lotting pattern on adjacent properties.</td>
</tr>
<tr>
<td>The proposed RS15-S district is consistent with the Southeast Forsyth County Area Plan Update recommendation for low-density residential (0-5 dwelling units/acre) for this property.</td>
<td></td>
</tr>
</tbody>
</table>

SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL

The following proposed conditions are from interdepartmental review comments and are proposed in order to meet codes or established standards, or to reduce negative off-site impacts.

**PRIOR TO ISSUANCE OF GRADING PERMITS:**
  a. Developer shall obtain a driveway permit from NCDOT; additional improvements may be required prior to issuance of a driveway permit.
  b. Petitioner shall obtain a Watershed Permit.
  c. Developer shall cordon off all areas shown on the site plan as stream buffer areas or undisturbed areas. These areas shall be retained and not disturbed. Vegetation in all these areas shall be protected from grading encroachment in accordance with UDO requirements.
  d. Developer shall provide verification from City-County Utilities that adequate public sewer capacity exists and is in place to serve the proposed development.

**PRIOR TO THE SIGNING OF PLATS**
  a. Developer shall complete all requirements of the NCDOT driveway permit.
  b. All documents including covenants, restrictions, and homeowners’ association agreements shall be recorded in the office of the Register of Deeds. Final plats must show common open space declarations, and delineate the stream buffer areas to prevent future encroachment into said areas.

**PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
  a. Developer shall record a final plat in the office of the Register of Deeds.
STAFF RECOMMENDATION: Approval

NOTE: These are staff comments only; final recommendations on projects are made by the City-County Planning Board, with final decisions being made by the appropriate Elected Body, who may approve, deny, table or request modification for any project. THE APPLICANT OR REPRESENTATIVE IS STRONGLY ENCOURAGED TO ATTEND THE PUBLIC HEARINGS WHERE THE CASE WILL BE CONSIDERED BY THE PLANNING BOARD AND THE ELECTED BODY.
Open Issues: 6

Erosion Control

General Issues

14. Erosion Control Permit Revisions Required

City of Winston-Salem
Matthew Osborne
336-747-7453
matthewo@cityofws.org
7/17/18 9:55 AM
01.03) Rezoning-Special Use District - 2

This submittal contains land disturbing activity and additional development that was not included in the Erosion Control and Watershed Protection plans submitted for Phase 1. A revised Erosion Control plan submittal will be required which includes the Phase 2 area along with a new FRO showing the additional disturbed area calculations. A revised Watershed Protection plan must be submitted to verify that the combination of Phase 1 and Phase 2 are compliant with the Watershed Protection ordinance. Please submit these revised plans through the electronic plan review portal for the existing Phase 1 submittal for both Grading/Erosion Control and Watershed Protection.

[Ver. 2] [Edited By Matthew Osborne]

IDTP

7-9-18 sealed-Stillwood Phase II.pdf [3 redlines] (Page 1)

13. Text Box B
<table>
<thead>
<tr>
<th>Date</th>
<th>Time</th>
<th>City of Winston-Salem</th>
<th>Bryan Wilson</th>
<th>336-747-7042</th>
<th><a href="mailto:bryandw@cityofws.org">bryandw@cityofws.org</a></th>
<th>7/24/18 4:58 PM</th>
<th>01.03) Rezoning-Special Use District - 2</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Pre-Submittal Workflow</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>This triangle was not a part of the original rezoning request (F-1576) and (to our knowledge) is not owned by the petitioner/developers. This would also require a partial lot description for rezoning. Please remove the triangle as a part of this rezoning request (you should be able to meet minimum lot size for lot 1). [Ver. 3] [Edited By Bryan Wilson]</td>
</tr>
</tbody>
</table>

**MapForsyth Addressing Team**

<table>
<thead>
<tr>
<th>Date</th>
<th>Time</th>
<th>City of Winston-Salem</th>
<th>Stacy Tolbert</th>
<th>3367477497</th>
<th><a href="mailto:tolbersy@forsyth.cc">tolbersy@forsyth.cc</a></th>
<th>7/17/18 2:10 PM</th>
<th>01.03) Rezoning-Special Use District - 2</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td><strong>15. Addressing &amp; Street Naming</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>“Redwood Hill Run” is approved for use. Addresses will be issued during subdivision process.</td>
</tr>
</tbody>
</table>

**Planning**

<table>
<thead>
<tr>
<th>Date</th>
<th>Time</th>
<th>City of Winston-Salem</th>
<th>David Reed</th>
<th>336-747-7043</th>
<th><a href="mailto:davidr@cityofws.org">davidr@cityofws.org</a></th>
<th>7/17/18 4:13 PM</th>
<th>01.03) Rezoning-Special Use District - 2</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td><strong>16. Historic Resources</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>No comments</td>
</tr>
</tbody>
</table>

**18. Rezoning**

<table>
<thead>
<tr>
<th>Date</th>
<th>Time</th>
<th>City of Winston-Salem</th>
<th>Bryan Wilson</th>
<th>336-747-7042</th>
<th><a href="mailto:bryandw@cityofws.org">bryandw@cityofws.org</a></th>
<th>7/24/18 3:29 PM</th>
<th>01.03) Rezoning-Special Use District - 2</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Staff will recommend carrying forward all relevant conditions from F-1576. [Ver. 2] [Edited By Bryan Wilson]</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)
Adult Day Care Home
Agricultural Production, Crops
Agricultural Production, Livestock
Agricultural Tourism
Animal Feeding Operation
Child Day Care, Small Home
Church or Religious Institution, Neighborhood
Family Group Home A
Fish Hatchery
Kennel, Outdoor
Police or Fire Station
Recreation Facility, Public
Residential Building, Single Family
Swimming Pool, Private
Transmission Tower (see UDO)

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)
Cemetery
Church or Religious Institution, Community
Golf Course
Landfill, Land Clearing/Inert Debris, 2 acres or less
Library, Public
Planned Residential Development
School, Private
School, Public
Utilities

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)
Borrow Site
Campground
Child Day Care, Large Home
Dirt Storage
Fishing, Fee Charged
Habilitation Facility A
Manufactured Home, Class A
Manufactured Home, Class B
Manufactured Home, Class C
Nursing Care Institution
F-1581 ATTACHMENT A
USES ALLOWED IN THE AG ZONING DISTRICT
Forsyth County Jurisdiction Only

Park and Shuttle Lot
Recreational Vehicle Park
Riding Stable
Shooting Range, Outdoor
Special Events Center
Transmission Tower

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED
BODY (E)
Access Easement, Private Off-Site\(^5\)
Landfill, Land Clearing/Inert Debris, greater than 2 acres

\(^5\)SUP not required if requirements of Section B.2-5.2(A) are met
Date: July 26, 2018
To: Bryan Wilson, Planner, Winston-Salem/Forsyth County Planning
From: Greg Garrett
Re: Shugart Enterprises, LLC., Community Outreach Meeting Report for Hwy 66 Site (Stillwood Phase III)

The Community Outreach meeting for the Shugart Enterprises, LLC rezoning was held on Thursday, July 26, 2018 from 6:00 pm to 7:00 pm. The notice sent is attached for your review as is the mailing labels (property owners within 500 feet). The meeting was held at the Kernersville Hampton Inn.

There were 11 citizens present at the meeting. The overall tone of the meeting was friendly and informative. The description of the proposed development as well as the particular zoning district (RS 15-S) that was being applied for was explained. Once everyone understood that the lots would be no smaller than 15,000 sq.ft. and that the size and price of the homes would be equal or exceed that of some of the adjacent properties, the citizens seemed to warm up to the proposed project and rezoning. There were a couple of citizens that express some concern about the buffering around the perimeter of the project. Judy Mooney was concerned about the runoff onto her property. I agreed to meet her with my engineer and discuss possible design changes. In addition, the Meadows, in particular, were concerned about the buffering along our shared property line. I agreed to have the line surveyed and then meet them to discuss what trees can be saved to help buffer the proposed neighborhood from their property.
July 18, 2018

Dear Property Owner,

You are invited to a neighborhood meeting that is being conducted by Shugart Homes to share and discussed the proposed single family subdivision to be located on HWY 66, in Kernersville, NC 27284. This meeting is meant to inform and communicate with the adjacent and nearby home owners.

At this meeting we will be happy to answer any questions or concerns you may have about the proposed new development. We also plan to discuss the issue of rezoning the property on which the homes will be built. We hope we can alleviate any concerns you may have about this project.

Please RSVP Shugart Homes at spencer@shugarthomes.net if you plan on attending this meeting. Below are listed the meeting details and venue information. A map showing the location of the proposed subdivision is also included.

Thank You,
Shugart Homes

VENUE & MEETING DETAILS:

Date: Thursday, July 26, 2018

Time: 6:00 P.M

Location: Hampton Inn Conference Room. 150 Clayton Forest DR, Kernersville, NC 27284
(S)  F1581  6884-44-7427.000
TUCKER DANA JARVIS
4248 SHADETREE DR
WINSTON SALEM NC  27107

(N)  F1581  6884-54-8447.000
AMOS G RALPH  AMOS JEWEL E
414 WILLOWCREST DR
WINSTON SALEM NC  27107

(N)  F1581  6884-54-2275.000
AMOS JOHNNY THOMAS  AMOS LINDA H
1985 NC HWY 66 S
KERNERSVILLE NC  27284

(N)  F1581  6884-54-4785.000
BROADWELL GERRY
7777 STAFFORD CREEK CT
KERNERSVILLE NC  27284

(N)  F1581  6884-54-7044.000
CAMP JIM R  CAMP SHIRLEY AMOS
2005 NC HWY 66 S
KERNERSVILLE NC  27284

(N)  F1581  6884-53-9738.000
DAVIS DAVID M  DAVIS CYNTHIA L SALVATORE
2005 NC HWY 66 S
KERNERSVILLE NC  27284

(N)  F1581  6884-54-23-6677.000
DONALD DAVIS LIVING TRUST  DAVIS DONALD
2055 DAVIS RIDGE RD
KERNERSVILLE NC  27284

(N)  F1581  6884-43-0435.000
JORDAN BARBARA SMITH MOORE  MCHONE PATSY SM
300 OGDEN SCHOOL RD
KERNERSVILLE NC  27284

(N)  F1581  6884-54-6470.000
KIMBALL DAVID A  KIMBALL PAULA L
1940 HICKORY LN
KERNERSVILLE NC  27284

(N)  F1581  6884-54-49252.000
MAXEY TIMOTHY A  MAXEY MELISHA L
118 ANDREW ACRES DR
KERNERSVILLE NC  27284

(N)  F1581  6884-54-2230.000
MOONEY DAVID LEE  MOONEY JUDY BOBBITT
112 ANDREW ACRES DR
KERNERSVILLE NC  27284

(N)  F1581  6884-34-9844.000
PM DEVELOPMENT LLC
11 BROOKSTOWN AVE
WINSTON SALEM NC  27101

(N)  F1581  6884-53-7817.000
PUGH FREDDIE DOUGLAS
640 ANSLEY WAY
HIGH POINT NC  27265

(N)  F1581  6884-54-5118.000
RUTHERFORD MICHELLE M  RUTHERFORD STANLEY
106 ANDREW ACRES DR
KERNERSVILLE NC  27284

F-1581 Attachment B
(N) F1581 6884-45-1077.000
STAFFORD HAROLD WADE  STAFFORD EVELYN C
1920 NC HWY 66 S
KERNERSVILLE NC  27284

(N) F1581 6884-54-0797.000
WEST EMILY
7709 STAFFORD CREEK CT
KERNERSVILLE NC  27284

(N) F1581 6884-34-6173.000
WINFREY GEORGE MICHAEL
128 OGDEN SCHOOL RD
KERNERSVILLE NC  27284

(N) F1581 6884-44-8056.000
STAFFORD MAX A  STAFFORD SHELDA J
105 ANDREW ACRES DR
KERNERSVILLE NC  27284

(N) F1581 6884-55-6025.000
WINFREE KENNETH D  WINFREE MELANIE
1948 STAFFORD FARM RD
KERNERSVILLE NC  27284
**SHUGART HOMES**

Welcome!

Please sign in below with your name and contact information

<table>
<thead>
<tr>
<th>Name</th>
<th>Phone Number</th>
<th>E-mail Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Judy Mooney</td>
<td>994-0821</td>
<td></td>
</tr>
<tr>
<td>Sammy Pergam</td>
<td>336-408-6684</td>
<td></td>
</tr>
<tr>
<td>Bud &amp; Linde Martin</td>
<td>336-830-2005</td>
<td></td>
</tr>
<tr>
<td>Tyler Martin</td>
<td>336-343-3349</td>
<td></td>
</tr>
<tr>
<td>Emily Meadows &amp; Kenny</td>
<td>336-312-2718</td>
<td></td>
</tr>
<tr>
<td>Mike Johnson</td>
<td>336-649-2683</td>
<td></td>
</tr>
<tr>
<td>Tim Moore</td>
<td>336-749-6322</td>
<td></td>
</tr>
<tr>
<td>Ruth Moody</td>
<td>336-693-0987</td>
<td></td>
</tr>
</tbody>
</table>
PROPOSED ZONING:
GB-S

EXISTING ZONING:
HB-S

SCALE:
1" represents 600'

STAFF:
Roberts

GMA:
3

ACRES:
37.01

NEAREST
BLDG:
15' north

MAP(S):
5895.01, 5895.03

DOCKET #: W3381

PETITIONER:
Longco Inc.
Mayfair Street Partners - LA Reynolds Project
Conceptual Elevation for Multi-family Apartments. Intended to convey design intent. Actual design may vary.
## PETITION INFORMATION

<table>
<thead>
<tr>
<th>Docket #</th>
<th>W-3381</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Gary Roberts, Jr. AICP</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>Longco Inc.</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Same</td>
</tr>
<tr>
<td>Subject Property</td>
<td>PIN # 5895-34-8992</td>
</tr>
<tr>
<td>Address</td>
<td>4400 Styers Ferry Road</td>
</tr>
<tr>
<td>Type of Request</td>
<td>Special use rezoning from HB-S to GB-S</td>
</tr>
<tr>
<td>Proposal</td>
<td>The petitioner is requesting to amend the Official Zoning Maps for the subject property from HB-S (Highway Business – special use - Agricultural Production, Crops; Agricultural Production, Livestock; Animal Feeding Operation; Fish Hatchery; Retail Store; Building Materials Supply; Convenience Store; Food or Drug Store; Furniture and Home Furnishings Store; Nursery, Lawn and Garden Supply Store, Retail; Storage and Salvage Yard; Services A; and Services B) to GB-S (General Business – special use). The petitioner is requesting the following uses:</td>
</tr>
</tbody>
</table>

- Arts and Crafts Studio; Banking and Financial Services; Bed and Breakfast; Child Care, Drop-In; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; College or University; Combined Use; Food or Drug Store; Funeral Home; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Hospital or Health Center; Hotel or Motel; Institutional Vocational Training Facility; Library, Public; Manufacturing A; Micro-Brewery or Micro-Distillery; Museum or Art Gallery; Nursery, Lawn and Garden Supply Store, Retail; Offices; Recreation Facility, Public; Recreation Services, Indoor; Recreation Services, Outdoor; Restaurant (without drive-through service); Retail Store; Services A; Shopping Center; Shopping Center, Small; Special Events Center; Swimming Pool, Private; Testing and Research Lab; Theater, Indoor; Urban Agriculture; Veterinary Services; Adult Day Care Center; Child Care, Sick Children; Child Day Care Center; Residential Building, Multifamily; Residential Building, Townhouse; Residential Building, Twin Home; Residential Building, Duplex; School, Private; and School, Public. |

| Neighborhood Contact/Meeting | See Attachment A for a summary of the petitioner’s neighborhood outreach. |
| Zoning District Purpose Statement | The GB District is primarily intended to accommodate a wide range of retail, service, and office uses located along thoroughfares in areas which have developed with minimal front setbacks. However, the district is not intended to encourage or accommodate strip commercial development. The district would accommodate destination retail and service uses, characterized by either a larger single business use or the |
consolidation of numerous uses in a building or planned development, with consolidated access. This district is intended for application in GMAs 1, 2 and 3 and Metro Activity Centers.

<table>
<thead>
<tr>
<th>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</th>
<th>(R)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Yes, the site fronts on a major thoroughfare within the Suburban Neighborhoods GMA and it is located adjacent to the Country Club Road/Meadowlark Drive Activity Center. The site is currently zoned HB-S.</td>
</tr>
</tbody>
</table>

**GENERAL SITE INFORMATION**

<table>
<thead>
<tr>
<th>Location</th>
<th>East side of Styers Ferry Road, between Lura Road and Hollow Wood Court</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction</td>
<td>City of Winston-Salem</td>
</tr>
<tr>
<td>Ward(s)</td>
<td>West</td>
</tr>
<tr>
<td>Site Acreage</td>
<td>± 37.01 acres</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>The site is currently unoccupied and was the former location of L.A. Reynolds Garden Showcase.</td>
</tr>
</tbody>
</table>

### Surrounding Property Zoning and Use

<table>
<thead>
<tr>
<th>Direction</th>
<th>Zoning District</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>PB-S, HB, &amp; GI</td>
<td>Various commercial, residential, and warehousing uses</td>
</tr>
<tr>
<td>East</td>
<td>GI</td>
<td>Motor Vehicle Dismantling and Wrecking Yard</td>
</tr>
<tr>
<td>South</td>
<td>RS9 &amp; RM8-S</td>
<td>Undeveloped property and townhouses</td>
</tr>
<tr>
<td>West</td>
<td>RS9</td>
<td>Undeveloped property</td>
</tr>
</tbody>
</table>

### Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)

(R)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?

The proposed mixture of uses is compatible with the commercial and industrial uses permitted on the adjacent properties located to the north and east. Some of the proposed commercial uses are less compatible with the residential uses permitted on the RM8-S and RS9 zoned properties located to the south and west.

### Physical Characteristics

The developed site has a moderate to gentle slope downward generally toward the east. The southern edge of the site is bordered by Reynolds Creek and the western property line abuts Tomahawk Creek.

### Proximity to Water and Sewer

The site has access to public water and sewer.

### Stormwater/Drainage

The site plan shows a proposed stormwater management device to be located in the south central portion of the site. A stormwater study will be required.

### Watershed and Overlay Districts

The site is not located within a water supply watershed.
**Analysis of General Site Information**

The site is presently developed with multiple commercial buildings associated with a former landscaping and garden center business. The site is significantly impacted by the floodplains of both Reynolds Creek and Tomahawk Creek which converge at the eastern corner of the site.

### Relevant Zoning Histories

<table>
<thead>
<tr>
<th>Case</th>
<th>Request</th>
<th>Decision &amp; Date</th>
<th>Direction from Site</th>
<th>Acreage</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>W-3313</td>
<td>GI to LB</td>
<td>Approved 1-3-2017</td>
<td>±250’ north</td>
<td>.77</td>
<td>Approval</td>
</tr>
<tr>
<td>F-1424</td>
<td>HB &amp; RS9 to PB-S</td>
<td>Approved 2-28-2005</td>
<td>Directly northwest</td>
<td>1.09</td>
<td>Approval</td>
</tr>
<tr>
<td>F-1364</td>
<td>RS9 to RM8-S</td>
<td>Approved 6-24-2002</td>
<td>Directly south</td>
<td>28.8</td>
<td>Approval</td>
</tr>
<tr>
<td>F-866</td>
<td>HB-S &amp; RS20 to HB-S</td>
<td>Approved 11-23-1987</td>
<td>Subject property</td>
<td>37.1</td>
<td>Approval</td>
</tr>
</tbody>
</table>

### Site Access and Transportation Information

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Classification</th>
<th>Frontage</th>
<th>Average Daily Trip Count</th>
<th>Capacity at Level of Service D</th>
</tr>
</thead>
<tbody>
<tr>
<td>Styers Ferry Road</td>
<td>Major Thoroughfare</td>
<td>395’</td>
<td>11,000</td>
<td>15,300</td>
</tr>
<tr>
<td>Fath Road</td>
<td>Local Street</td>
<td>60’</td>
<td>NA</td>
<td>NA</td>
</tr>
</tbody>
</table>

**Proposed Access Point(s)**
The primary access to the site will be at the current driveway location onto Styers Ferry Road. There will be a gated, emergency access only connection onto Fath Road.

**Planned Road Improvements**
The *Comprehensive Transportation Plan* recommends a three lane cross section with wide outside lanes, curb and gutter, and sidewalks for this section of Styers Ferry Road.

**Trip Generation - Existing/Proposed**

- **Existing Zoning: HB-S**

  32,319 sf (based upon the latest approved site plan) / 1,000 x 36.08 [Nursery (Garden Center)]

  Trip Rate = 1,166 Trips per Day

- **Proposed Zoning: GB-S as per the Transportation Impact Analysis**

  ±5,000 Trips per Day

  Trip Generation based upon the area plan recommendation of up to 18 dwelling units per acre:

  37.01 acres x 18 units = 666 units x 6.65 (Apartment trip rate) = 4,429 Trips per Day

**Sidewalks**

There are no sidewalks currently located in the area.

**Transit**

Route 4 runs along Country Club Road at Vinegar Hill Road located approximately two miles to the southeast.

**Connectivity**

See comments below.

**Transportation Impact Analysis (TIA)**

A Traffic Impact Analysis was required. See comments from WSDOT below.
The estimated trip generation from the existing zoning is approximately 1,166 trips per day compared to 5,000 trips with the proposed zoning as per the TIA. While this section of Styers Ferry Road has some degree of extra capacity, this increase in vehicular trips is significant.

Primary access to the site would remain at its present location on Styers Ferry Road. Fath Road is a public street that stubs into the northern property line of the site. However, this street connects with Styers Ferry Road at a less than ideal location in the center of the Country Club Road/Shallowford Road intersection. Therefore, the site plan shows a gated emergency access only onto Fath Road. This is beneficial for emergency response purposes; however, it will provide limited benefit to the everyday traffic going to and from the subject property.

Currently, traffic entering the site on Styers Ferry Road is aided by a left turn lane. However, exiting the site can be challenging due to roadway travel speeds and limited visibility. As recommended by the TIA and required by WSDOT and NCDOT, a right turn lane into the site with 100’ of storage would be provided.

The TIA states that the Level of Service (LOS) along this portion of Styers Ferry Road and the nearby signalized intersection with Country Club Road and Shallowford Road would decrease from a LOS D to a LOS E. The TIA recommends the signal at Styers Ferry and Country Club be optimized and retimed to reduce the delay experienced at that intersection. WSDOT will require that signal to be optimized to maintain the current LOS D after full build out of the proposed development. In addition, WSDOT recommends a condition that would require a one year bond in the amount of $250,000. This bond could be used to mitigate transportation related issues if an accident problem occurs. The adjacent residential side streets are expected to function well within an acceptable Level of Service. The delay experienced post build is expected to be within a few seconds of the existing delay. This will be largely due to the fairly even distribution of trips both north and south on Styers Ferry Road. The developer has agreed to this condition as well as the dedication of additional right-of-way along the frontage of Styers Ferry Road and the installation of curb and gutter and sidewalks.

<table>
<thead>
<tr>
<th>Building Square Footage</th>
<th>Square Footage</th>
<th>Placement on Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail – 24,000 sf</td>
<td>Central and western portion of the site.</td>
<td></td>
</tr>
<tr>
<td>Restaurant – 9,800 sf</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Taproom – 2,400 sf</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Brewery – 6,250 sf</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Clubhouse – 5,000 sf</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total = 47,450 sf</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Plus 229 apartments</td>
<td></td>
<td></td>
</tr>
<tr>
<td>within six buildings</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Units (by type) and Density</td>
<td>229 apartment units on 37.01 acres = 6.18 units per acre</td>
<td></td>
</tr>
<tr>
<td>----------------------------</td>
<td>--------------------------------------------------------</td>
<td></td>
</tr>
<tr>
<td><strong>Parking</strong></td>
<td><strong>Required</strong></td>
<td><strong>Proposed</strong></td>
</tr>
<tr>
<td></td>
<td>440 spaces</td>
<td>584 spaces</td>
</tr>
<tr>
<td><strong>Building Height</strong></td>
<td><strong>Maximum</strong></td>
<td><strong>Proposed</strong></td>
</tr>
<tr>
<td></td>
<td>60'</td>
<td>One story for retail/restaurant buildings and 3/4 story split for apartment buildings</td>
</tr>
<tr>
<td><strong>Impervious Coverage</strong></td>
<td><strong>Maximum</strong></td>
<td><strong>Proposed</strong></td>
</tr>
<tr>
<td></td>
<td>NA</td>
<td>30.13%</td>
</tr>
<tr>
<td><strong>UDO Sections Relevant to Subject Request</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Chapter B, Article II, Section 2-1.3 (J) General Business District</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Chapter B, Article II, Section 2-5.64 Residential Building, Multifamily Use Conditions</td>
<td></td>
</tr>
<tr>
<td><strong>Complies with Chapter B, Article VII, Section 7-5.3</strong></td>
<td>(A) Legacy 2030 policies: Yes</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(B) Environmental Ord. Yes</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(C) Subdivision Regulations NA</td>
<td></td>
</tr>
<tr>
<td><strong>Analysis of Site Plan Compliance with UDO Requirements</strong></td>
<td>The site plan shows the adaptive reuse for two of the multiple buildings currently located on the site. These buildings would be repurposed for retail, restaurant, and farmer’s market uses. The plan also includes the construction of six new multistory buildings. Two of these buildings would have retail/restaurant and clubhouse uses on the ground level with apartments on the upper floors. The required common recreation area would take the form of a centrally located dog park and patio area. A network of public and private greenway trails are proposed within the eastern third of the site. The tree save area is shown along Tomahawk Creek also on the eastern portion of the site.</td>
<td></td>
</tr>
</tbody>
</table>

**CONFORMITY TO PLANS AND PLANNING ISSUES**

**Legacy 2030 Growth Management Area**

- Growth Management Area 3 - Suburban Neighborhoods

**Relevant Legacy 2030 Recommendations**

- Encourage redevelopment and reuse of existing sites and buildings that is compatible and complementary with the surrounding area.
- Encourage a mixture of residential densities and housing types through land use recommendations.
- Promote quality design so that infill does not negatively impact surrounding development.

**Relevant Area Plan(s)**

- West Suburban Area Plan Update (2018)

**Area Plan Recommendations**

- The Proposed Land Use Map shows this property as a Special Land Use Condition Area (SLUCA) and recommends intermediate-density residential (8-18 Du/Ac).
- The specific SLUCA recommendation is as follows: “The 38-acre property containing the former L. A. Reynolds nursery development is located on the east side of Styers Ferry Road south of Shallowford Road. The property is zoned HB-S (Highway Business, Special Use).
The property should be considered for future intermediate-density residential use to blend with the low-density attached residential and single-family residential developments to the south and west along Styers Ferry Road. Design recommendations for multifamily developments can be found in the Context Sensitive Multifamily Design Techniques document, available online or in the Planning and Development Services office.”

| **Site Located Along Growth Corridor?** | The site is directly south of the Country Club Road Growth Corridor to which Fath Road connects. |
| **Site Located within Activity Center?** | The site is directly west of the Country Club Road/Meadowlark Drive Activity Center. |
| **Greenway Plan Information** | The long range recommendation of the *Greenway Plan Update* is for a greenway along both Reynolds Creek (which abuts the southern side of the site) and Tomahawk Creek (which abuts the eastern side of the site). A forty (40) foot easement is therefore requested along the west side of Tomahawk Creek along the entire eastern property line. A forty (40) foot easement is also requested on the north side of Reynolds Creek. However, given the existing development on this portion of the site, the Reynolds Creek easement should begin at the easternmost parking area as shown on the submitted site plan and end at the eastern property line. Both easements shall be located twenty-five (25) feet from top-of-bank per the undisturbed buffer requirements of the stormwater ordinance. Finally, in order to provide public access to said future greenways and the greenway network, staff recommends a twenty (20) foot wide easement which would connect the streets within the development to the future greenways. |
| **Addressing** | The street names will need to be approved by the MapForsyth Addressing Team. Addresses and apartment numbers will be issued prior to permitting. |
| **Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)** | (R)(3) - Have changing conditions substantially affected the area in the petition? No |
| | (R)(4) - Is the requested action in conformance with Legacy 2030? Yes |
| **Analysis of Conformity to Plans and Planning Issues** | The proposed rezoning from HB-S to GB-S would convert the former site of the L.A. Reynolds Garden Showcase into a mixed use development. This would consist of 229 apartments and approximately 47,450 square feet of commercial and clubhouse uses within a total of eight buildings. The buildings would range from one story to three/four story split buildings. Open space would be in the form of a dog park, patios, and greenway trails. The *West Suburban Area Plan Update* recommends intermediate-density residential (8-18 dwelling units per acre). While the request does include a commercial component (including a restaurant) the proposed residential... |
density at 6.18 units per acre is less than what is recommended in the plan. The developer has agreed to conditions regarding lighting, signage, and dedication of greenway easements along both adjacent creeks.

As noted previously in the Transportation section, site access is sometimes challenging even under the present conditions. In addition, the request represents a significant increase in additional traffic compared to what could be expected under the present zoning. The Traffic Impact Analysis projects a total of 5,000 trips per day compared with approximately 1,166 trips per day with the approved site plan and uses. However, staff notes that if the site was developed at the maximum residential density of 18 units per acre as recommended in the area plan, the estimated trip generation would be +/-4,429 trips per day.

The developer will be required to construct a right turn lane along Styers Ferry Road into the site and install curb and gutter and sidewalks along the frontage. Furthermore, in order to address potential future safety issues that may arise if the request is approved, WSDOT recommends the posting of a one year bond that could be used for safety improvements should an accident problem develop. Planning staff welcomes a mixed use, walkable development at this location. Provided said bond condition for traffic safety improvements is included, staff recommends approval.

CONCLUSIONS TO ASSIST WITH RECOMMENDATION

<table>
<thead>
<tr>
<th>Positive Aspects of Proposal</th>
<th>Negative Aspects of Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>The request proposes a mixture of residential and commercial uses designed within a walkable setting.</td>
<td>The request would add a substantial volume of additional traffic in the general area. The request (as submitted) includes limited connectivity opportunities and the location of the driveway onto Styers Ferry Road could be problematic due to roadway travel speeds and limited visibility.</td>
</tr>
<tr>
<td>The proposed residential density of 6.18 units per acre is lower than the maximum of 18 units per acre recommended in the area plan.</td>
<td></td>
</tr>
<tr>
<td>The site has been commercially zoned and used for many years.</td>
<td></td>
</tr>
<tr>
<td>The site is separated from the adjacent townhomes located to the south by Reynolds Creek.</td>
<td></td>
</tr>
<tr>
<td>The site fronts along a major thoroughfare and improvements along Styers Ferry Road will be required.</td>
<td></td>
</tr>
</tbody>
</table>

SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL

The following proposed conditions are from interdepartmental review comments and are proposed in order to meet codes or established standards, or to reduce negative off-site impacts.

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
  a. Developer shall obtain a Floodplain Development Permit from the Erosion Control staff.
  b. If required based upon final site survey, developer shall apply for a bufferyard width variance request from the City of Winston-Salem Zoning Board of Adjustment.
c. Developer shall have a stormwater management study submitted for review by the Public Works Department of the City of Winston-Salem. If required, an engineered stormwater management plan shall be submitted and approved by the Public Works Department. Relocation or installation of any stormwater treatment device into any buffer areas, vegetation designated to remain, or close proximity to adjacent residentially zoned land shall require a Staff Change approval at minimum, and may require a Site Plan Amendment.

d. Developer shall obtain a driveway permit from NCDOT and the City of Winston-Salem; additional improvements may be required prior to issuance of driveway permit. Required improvements include:
   • Dedicate forty (40) feet of right-of-way from the centerline of Styers Ferry Road.
   • Install right turn lane, curb and gutter, and sidewalk along Styers Ferry Road.
   • Post a transportation safety improvements bond in the amount of $250,000 which could be used for improvements such as the construction of a traffic signal or center median with a left-over into the site at the current driveway onto Styers Ferry Road. The bond would expire one year after the last Certificate of Occupancy for the entire site is issued. The Director of Transportation for the City of Winston-Salem would decide whether or not to utilize this bond based upon the extent of accidents which may occur as a result of the approved development.

   • PRIOR TO THE ISSUANCE OF BUILDING PERMITS:
     a. The proposed building plans shall be in substantial conformance with the submitted elevations as shown on “Elevation A” as verified by Planning staff.
     b. An engineered lighting plan shall be submitted to Inspections for the proposed lighting demonstrating the use of full-cut off fixtures, light height of 25’ or less and no more than 0.5 foot-candles at the property line.

   • PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:
     a. Lighting shall be installed per approved lighting plan and certified by an engineer.
     b. Buildings shall be constructed in substantial conformance with the approved building elevations as approved by Planning staff.
     c. Developer shall complete all requirements of the driveway permit
     d. Freestanding signage shall be limited to one sign on the northern side of the Styers Ferry Road entrance with a maximum height of six (6) feet and a maximum copy area of thirty-six (36) square feet and one sign on the southern side of said entrance with a with a maximum height of eight (8) feet and a maximum copy area of fifty (50) square feet.
     e. Developer shall dedicate forty (40) foot wide greenway easements along both Reynolds Creek and Tomahawk Creek and a twenty (20) foot wide connection easement as shown on the site plan.

**STAFF RECOMMENDATION:** Approval
NOTE: These are staff comments only; final recommendations on projects are made by the City-County Planning Board, with final decisions being made by the appropriate Elected Body, who may approve, deny, table or request modification for any project. THE APPLICANT OR REPRESENTATIVE IS STRONGLY ENCOURAGED TO ATTEND THE PUBLIC HEARINGS WHERE THE CASE WILL BE CONSIDERED BY THE PLANNING BOARD AND THE ELECTED BODY.
INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE
Project Case Number: W-3381

PRELIMINARY COMMENTS AND/OR RECOMMENDED CONDITIONS

Note: City-County Planning staff is responsible for coordinating the Interdepartmental Review of Special Use Rezoning Requests, Subdivisions, and Planning Board Review items; please contact the appropriate Department at the phone # indicated below if you have any questions about the comments or recommendations lists. A list of recommended conditions from this Interdepartmental Review will be sent to you via e-mail generally by the end of the business day on Friday the week prior to the Planning Board Public Hearing.

PROJECT CASE NUMBER: W-3381  PROJECT TITLE: Mayfair Street Partners - LA Reynolds

DATE: July 25, 2018

PROJECT DESCRIPTION: East side of Styers Ferry Road, between Lura Road and Hollow Wood Court

NCDOT (Wright Archer)- Phone # - 336.747.7900 Email: warcher@ncdot.gov

NCDOT driveway permit required.
Left and right turn lanes.
Encroachment agreements for road widening and any utility ties within right-of-way.

WSDOT (Jeff Fansler)- Phone # - 336.747.6883 Email: jeffreygf@cityofws.org

Dedicate R/W 40’ from center with Curb and Gutter and Sidewalk along entire frontage. Right turn lane req’d with 100’ storage and appropriate taper per the TIA. Further comments may come after NCDOT review. WSDOT may require a bond 1-year post build out if an accident problem develops. Final Comments following to NCDOT and WSDOT collaboration. 40’ throat req’d. 7’ sidewalk where parking abuts.
Pedestrian Connection to site req’d from Styers Ferry. Verify site distance per NCDOT requirements.

Engineering (Al Gaskill)- Phone # - 336.747.6846 Email: albertcg@cityofws.org

1. NCDOT & City driveway permits req’d with 8’ concrete strip.
2. Engr to review/approve all private road design.

Inspections - Phone # - Aaron King - 336.747.7068 Email: aaronk@cityofws.org

See Planning comments

Erosion Control (Matt Osborne)- Phone # - 336.747.7453 Email: matthewo@cityofws.org

If the proposed project creates more than 10,000 sq. feet of land disturbance, an Erosion Control/Grading Permit will be required prior to the start of work. In order to obtain this permit you must submit a professionally designed Erosion and Sedimentation Control Plan along with an original signed/notarized Financial Responsibility/Ownership (FRO) form for review and approval. Please submit the plan through the electronic plan review portal at the following link: https://winston-salem.idtplans.com/secure/

There are regulated floodplain areas within the limits of this proposed project. Be aware that any proposed development in the regulated floodplain area will require approval of a Floodplain Development Permit and compliance with Forsyth County – Winston-Salem UDO, Chapter C, Article II - Floodway and Flood Fringe Regulations. Please be mindful of this ordinance requirement as you continue with plans to develop this.
<table>
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<tr>
<th><strong>INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE</strong></th>
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<tbody>
<tr>
<td><strong>Project Case Number: W-3381</strong></td>
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Application for a Floodplain Development Permit must be submitted through the electronic plan review portal at the following link: [https://winston-salem.idtplans.com/secure/](https://winston-salem.idtplans.com/secure/)

**Stormwater Division (Joe Fogarty)- Phone # - 336.747.6961 Email: josephf@cityofws.org**

A Stormwater Study may be required

**City Fire- (Doug Coble) - Phone # - 336.734.1290 Email: douglasc@cityofwsfire.org**

1. Indicate FDC locations so that no FDC is more than 100’ from a fire hydrant.
2. Distance between approved fire apparatus access roads and any point along the exterior wall of a fully sprinklered building must be no more than 200’, measured “as the hose would lay” along exterior routes.
3. All gates on fire apparatus access roads must be approved by WSFD.
4. WSFD will not be responsible for damage to decorative fixtures/features in central areas of roundabouts.

**Utilities (Todd Lewis)- Phone # - 336.747.6842 Email: toddl@cityofws.org**

Submit water extension plans to Utilities Plan Review for permitting/approval. Since public water is already extended on this site, we would like for it to be looped so every building can be served. Each business can be individually metered, but each apartment building will have to be master metered. Sewer will be private. For restaurants, a grease interceptor will be required. Contact Bob Kitchens for grease interceptor size requirements (336-734-1332). Sizing based on kitchen fixture schedule. Each individual business must have their own GI, no sharing. Water Meters purchased through COWS. Backflow preventer required on all water connections.

**Sanitation (Johnnie Taylor)- Phone # - 336.748.3080 Email: johnniet@cityofws.org**

**Planning (Aaron King)- Phone # - 336.747.7068 Email: aaronk@cityofws.org**

Greenway easement conditions along both streams; Remove conceptual items from plan if they are not 100%; Lighting condition; Signage condition; Building elevation condition; Can angled parking be provided along the mixed use buildings to facilitate an improved streetscape? Sidewalk along Styers Ferry frontage with lateral connection; It looks like the trail system may conflict with Tree Save areas; Is there any possibility for a stub street or full connection to PIN# 5895-35-7481 to provide additional connectivity? Label creek and provide street names; List of uses may need some revisions.
**INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE**
Project Case Number: W-3381

<table>
<thead>
<tr>
<th>Street Names/Addresses (Matt Hamby) - 336. 747.7074  Email: <a href="mailto:hambyme@mapforsyth.org">hambyme@mapforsyth.org</a></th>
</tr>
</thead>
<tbody>
<tr>
<td>Street Names/Addresses (Stacy Tolbert) - 336. 747.7497 Email: <a href="mailto:tolbersy@mapforsyth.org">tolbersy@mapforsyth.org</a></td>
</tr>
</tbody>
</table>

Submit street names to MapForsyth Addressing Team for review and approval. Addresses and apartment numbers will be issued prior to permitting.

<table>
<thead>
<tr>
<th>Forsyth County Health Department - 336.703-3110  Email: <a href="mailto:rakesed@forsyth.cc">rakesed@forsyth.cc</a></th>
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<tr>
<th>Vegetation Management - 336.748.3020 Email: <a href="mailto:keithf@cityofws.org">keithf@cityofws.org</a></th>
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</thead>
</table>
Mayfair Street Partners – LA Reynolds Neighborhood Outreach Report

On June 28, 2018 from 6pm to 7:30pm, a neighborhood drop-in meeting was held at the former LA Reynolds Garden Center. Invitation letters were sent to 217 property owners within 500 feet of the subject site and beyond. Twenty-seven (27) neighbors attended the drop-in meeting. Additionally, four (4) neighbors who could not attend the meeting were provided an overview by phone. An aerial exhibit displaying the site location and a color rendered site plan of the rezoning request was shared with each attendee. Overall, the neighbors were supportive of the redevelopment of the site and particularly the former LA Reynolds Garden Center. A few would have liked to see the garden center re-opened. Some expressed concerns about redevelopment for apartments instead of condos or townhouses. Another concern of the neighbors was traffic generation of the project. It was shared that a traffic engineer had prepared a Traffic Impact Analysis and recommended the addition of a right turn lane into the site from Styers Ferry Road. The existing left turn lane was adequate based on the proposed development traffic generation. The City of Winston-Salem would review and provide additional input.

Respectfully submitted,

Luke Dickey
Partner/Senior Project Manager
Stimmel Associates, P.A.
PLANNING BOARD REVIEW

Four-lot expansion of Brockton PRD

CASE: PBR 2018-02
PIN: 6816-08-5540 (part)

SCALE: 1" represents 300'
STAFF: Reed
GMA: 3
ACRES: 1.27
MAP(S): 6816.01
1) SITE PLAN TITLE AND NUMBER: Brockton-Section Two PBR 2018-02

2) TYPE OF DEVELOPMENT: Planned Residential Development (PRD) Subdivision

3) ACREAGE: 1.27

4) ZONING: Existing: RS9

5) # UNITS/LOTS: 4

DENSITY: 3.15 units per acre

6) SITE PLAN PREPARE: Beeson & Carter, P.A.
   4970 US Highway 311 N #669
   Walkertown, NC 27051
   PHONE: 336-748-0071
   FAX: 336-748-0470
   E-MAIL: acarter@beesonengineering.com

7) OWNER AND/OR AGENT: Weidl Properties LLC
   C/O Robert Weidl
   2806 Reynolda Road #172
   Winston-Salem, NC 27106
   PHONE: 336-577-7775
   E-MAIL: robertweidl@hotmail.com

8) CONDITIONS: (These conditions are additional requirements for development. All other city or county code regulations still apply.)

   • PRIOR TO ISSUANCE OF ANY PERMITS:
     a. If minimum thresholds are met, a Stormwater study/plan must be submitted and approved with a post construction Stormwater management permit issued prior to issuance of a grading permit. This study/plan should include addressing all of the applicable water quality provisions of the ordinance as well as managing the Stormwater runoff to attenuate to the ordinance water quantity design provisions.

   • PRIOR TO ISSUANCE OF GRADING PERMITS:
     a. If the proposed project creates more than 10,000 sq. feet of land disturbance, an Erosion Control/Grading Permit will be required prior to the start of work. In order to obtain this permit you must submit a professionally designed Erosion and Sedimentation Control Plan along with an original signed/notarized Financial Responsibility/Ownership (FRO) form for review and approval.

   • PRIOR TO THE SIGNING OF FINAL PLATS:
     a. All documents including covenants, restrictions, and homeowners association agreements adding the four new lots to the PRD shall be recorded in the office of the Register of Deeds. Access to Brockton Lane must be granted to the new lots and access easements from Brockton Lane to the new lots through the common open space must be granted.
b. The four new lots must be at least 9,000 square feet in size and a minimum of 65 feet in width.

c. Final plat shall show a negative access easement along the entire lot frontage on Petree Road.
### INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE
Project Case Number: PBR 2018-02

### PRELIMINARY COMMENTS AND/OR RECOMMENDED CONDITIONS

Note: City-County Planning staff is responsible for coordinating the Interdepartmental Review of Special Use Rezoning Requests, Subdivisions, and Planning Board Review items; please contact the appropriate Department at the phone # indicated below if you have any questions about the comments or recommendations lists. A list of recommended conditions from this Interdepartmental Review will be sent to you via e-mail generally by the end of the business day on Friday the week prior to the Planning Board Public Hearing.

<table>
<thead>
<tr>
<th>PROJECT CASE NUMBER</th>
<th>PROJECT TITLE</th>
<th>DATE</th>
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<tbody>
<tr>
<td>PBR 2018-02</td>
<td>Brock ton - Section Two</td>
<td>July 25, 2018</td>
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<thead>
<tr>
<th>PROJECT DESCRIPTION</th>
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<tbody>
<tr>
<td>Northeast corner of Petree Road and Brockton Lane</td>
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</tbody>
</table>

| NCDOT (Wright Archer)- Phone # - 336.747.7900 Email: warcher@ncdot.gov              |
| Non-access easement across lot 20                                                 |

| WSDOT (Jeff Fansler)- Phone # - 336.747.6883 Email: jeffreygf@cityofws.org         |
| Close and remove unused driveway on Petree. Locate Driveway for lot 20 as far away from intersection as possible. |

| Engineering (Al Gaskill)- Phone # - 336.747.6846 Email: albertcg@cityofws.org      |
| 1. NAE along Petree Rd                                                             |
| 2. Remove exist driveway on Petree. DW permit req’d.                               |

| Inspections - Phone # - Aaron King - 336.747.7068 Email: aaronk@cityofws.org       |
| See Planning Comments                                                              |

| Erosion Control (Matt Osborne)- Phone # - 336.747.7453 Email: matthewo@cityofws.org |
| If the proposed project creates more than 10,000 sq. ft of land disturbance, an Erosion Control/Grading Permit will be required prior to the start of work. In order to obtain this permit you must submit a professionally designed Erosion and Sedimentation Control Plan along with an original signed/notarized Financial Responsibility/Ownership (FRO) form for review and approval. Please submit the plan through the electronic plan review portal at the following link: [https://winston-salem.idtplans.com/secure/](https://winston-salem.idtplans.com/secure/) |

| Stormwater Division (Joe Fogarty)- Phone # - 336.747.6961 Email: josephf@cityofws.org |
| A Stormwater Study may be required                                                  |
City Fire- (Doug Coble) - Phone # - 336.734.1290 Email: douglasc@cityofwsfire.org
No comment.

Utilities (Todd Lewis)- Phone # - 336.747.6842 Email: toddl@cityofws.org
No. Comment.

Sanitation (Johnnie Taylor)- Phone # - 336.748.3080 Email: johnniet@cityofws.org

Planning (Aaron King)- Phone # - 336.747.7068 Email: aaronk@cityofws.org
- The 50’ Thoroughfare Open Space would be required along lot 1’s frontage on Petree. The UDO allows for alternative compliance and I think that would be warranted here so that you may be able to go down to 10-15’ in width.
- The existing PRD would need to grant access the four new lots and also access across the existing strip of land. This will be a condition of Preliminary Subdivision approval.
- The four new lots will need to become part of the HOA and be subject to its rules/restrictions. We will add that as a condition as well.
- All new lots will need to be at least 9,000sf in size and 65’ in lot width.

Street Names/Addresses (Matt Hamby) -336. 747.7074  Email: hambyme@mapforsyth.org
Street Names/Addresses (Stacy Tolbert) -336. 747.7497 Email: tolbersv@mapforsyth.org
Addresses will be issued during subdivision process.

Forsyth County Health Department - 336.703-3110  Email: rakescd@forsyth.cc

Vegetation Management -336.748.3020 Email: keithf@cityofws.org
This annual report is required under the City-County Planning Board’s established procedures, and covers the July 1, 2017--June 30, 2018 fiscal year.

Established under special enabling legislation that authorized the City-County Planning Board (CCPB) in 1947, the board is the longest standing joint planning operation between a City and County in North Carolina. The board is comprised of nine citizens appointed jointly by the Forsyth County Board of Commissioners and the Winston-Salem City Council. The Planning Board meets twice each month.

In March 2018, Allan Younger concluded his service on the Planning Board. Allan was appointed in 2010 and brought valuable insights from his extensive community contacts and his knowledge of the needs of small business. He promoted economic vitality in disadvantaged areas and community awareness and involvement in proposals being considered by the Planning Board. Johnny Sigers was appointed to replace Allan Younger.

The Planning Board adopted the 2017-18 work program in July 2017 to guide Planning staff activities for the fiscal year. Primary planning efforts for the year were Legacy 2030 recommended initiatives, the final area plan in the area plan update series, and Phase I of the UDO Update. The Planning Board and staff also perform other planning duties as requested by the City of Winston-Salem, Forsyth County and the smaller municipalities of Forsyth County.

This report describes the work of the Planning Board and its staff during the 2017-18 fiscal year, grouped under the following general categories: Legacy 2030 Implementation; Area Plans; Public Education, Information and Outreach; Downtown, Economic and Community Development; Historic Preservation; Community Appearance; Public Art, Other Specialized Planning Efforts; Text Amendments; Development Review Activities; and Administrative Matters.

Planning Director Paul Norby Announces Retirement
In January 2018, City-County Planning Director A. Paul Norby, FAICP announced he would retire, effective August 1, 2018. Paul has served as the planning director for Winston-Salem and Forsyth County since 1999, making him the longest serving director in the Planning Board’s 70-year history.

During his 19-year tenure, Paul was instrumental in furthering the Planning Board’s push to be a proactive partner with residents, developers and builders. These efforts include development of the Legacy Comprehensive Plan in 2001 and the Legacy 2030 Update in 2012-13, which was recognized by the American Planning Association in 2014 with the prestigious Daniel Burnham Award for a Comprehensive Plan. Other significant planning efforts led by Paul include downtown revitalization plans, development opportunities maps, area plans developed with participation of local residents, master plans for greenways, parks and public art, and community appearance, historic preservation and open space initiatives. Paul also oversaw the 2013 merger of the Planning Department and City-County Inspections into a joint Planning and Development Services Department. The City-County Planning Board has retained Developmental Associates to help find Paul’s replacement and hopes to have his successor hired by fall 2018.
LEGACY 2030 IMPLEMENTATION

General
The Legacy 2030 Update was adopted by and became the official comprehensive plan for Forsyth County and all its municipalities in 2012-13. Legacy 2030 is available in a printed version and a digital version (www.Legacy2030.com). The City-County Planning Board and staff are focused on implementing the Legacy 2030 plan. The following are highlights of Legacy 2030 implementation efforts during the 2017-18 fiscal year.

Legacy Report to the Community
A report to the community on progress in achieving the goals of the Legacy 2030 Update was adopted by the Planning Board in February 2018. The report, completed every two years, highlights accomplishments in implementing Legacy recommendations since the plan’s adoption.

UDO Update – Phase I
Staff initiated Phase I of updating the Unified Development Ordinances (UDO), the zoning, development and subdivision regulations for Winston-Salem and Forsyth County, to improve user-friendliness and modernity. A consultant was selected in the fall of 2017 to complete a code assessment to identify changes that would have the greatest positive impact on the UDO, especially related to its format and user experience. The consultant met with key stakeholders and staff in early 2018 to hear their concerns regarding the UDO and spent the remainder of the year preparing the draft assessment document. Staff anticipates bringing the completed code assessment to the Planning Board in late summer 2018. Once the Planning Board accepts the code assessment, staff will begin drafting UDO text amendments based on key recommendations. Phase II of the UDO update initiative, adding uniform graphics and modernizing the UDO’s web experience, will take place in a future fiscal year.

Multifamily in Additional Districts
Based on Legacy 2030 recommendations of increasing residential densities and promoting mixed-use development, staff drafted a text amendment (UDO-283) to add multifamily as a permitted use in the HB (Highway Business) and GO (General Office) zoning districts. After significant public input, the Planning Board considered the amendment in December 2017 and sent it on to the City Council without a recommendation (due to a tie vote.) The Planning Board discussed the issue again in June 2017 and recommended to the City Council that they approve the text amendment with a limitation that multifamily residential uses be permitted in HB zoning, but only in activity centers and on growth corridors, on sites of at least one acre in size. The City Council and County Commissioners are expected to consider the amendment in early 2018-19.

Adaptive Reuse Opportunity Report
Legacy 2030 recommended completing a study to identify older/historic buildings that have adaptive reuse potential. Staff prepared a report that identifies properties that have the best potential for adaptive reuse and revitalization. To be included in the report, properties had to be at least 50 years old, vacant, and commercial or industrial in nature. Additionally, adaptive reuse of the site had to be supported by the relevant area plan. This report is available on the Planning website and will be updated as additional properties become over 50 years old, become available, or are redeveloped.

Barriers to Infill
In March 2018, staff presented a report to the Planning Board on local barriers to infill development. The report examined how housing values, difficult-to-develop parcels, regulations, the rezoning process, and land availability all make infill development more difficult than greenfield development. The report made several recommendations for promoting infill, including amending the Planned
Residential Development and Infill ordinances, allowing small-footprint multifamily uses in single-family zoning districts, and increasing development density in suburban neighborhoods.

**Infill UDO Revisions**

As an outgrowth of the Barriers to Infill Report and in response to a City Council request, Planning staff reviewed the City’s current infill development provisions that require residential buildings in Growth Management Area 2 to follow special standards to ensure infill development is compatible with existing neighborhood character. The report included recommended changes to overcome identified issues. The Planning Board concurred with the recommendations and staff will draft a text amendment for consideration in fall 2018.

**Transit-Oriented Development Report**

Based on City Council requests, staff prepared a report on Transit Oriented Development (TOD) and green development incentives. The report examined current conditions and opportunities for TODs in Winston-Salem. While no TOD projects exist in Winston-Salem at this time, the report included recommendations for ways the City can continue to support the development of areas that could become TODs in the future. An evaluation of green development incentives concluded that little has changed since a 2015 report was prepared on the topic.

**Street Standards Report**

In June 2018, staff presented a report to the Planning Board that examines whether revisions to existing street standards are necessary to implement Legacy 2030 recommendations. In preparing this report, staff collaborated with staff from other departments including Transportation, Engineering, and the City Manager’s office. Staff also investigated standards used in peer cities. The report highlights street standard provisions that are recommended for further study or Planning Board action. Staff anticipates developing an ordinance amendment based on selected report recommendations in 2018-19.

**TIS Requirement Revisions Report**

Staff prepared a report that examines whether updates to the Traffic Impact Study (TIS) requirements adopted in 2001 are needed, including expanding the provisions to apply to residential development and requiring analysis of multimodal transportation impacts. To prepare the report, Planning staff investigated peer city standards and collaborated with staff from other departments, including the Winston-Salem and North Carolina Departments of Transportation and the City Engineering Department. The report with recommendations for further study or specific action was presented to the Planning Board in June 2018. Staff will develop proposed revisions and reach out to stakeholders in 2018-19.

**Lots on Unopened Rights-of-Way Report**

Legacy 2030 promotes infill development as a means to better utilize existing infrastructure and to increase utilization of land in already developed areas. In the spring of 2016, staff began discussing the potential development yield on existing unopened rights-of-way (ROWs) or “paper streets” as a way to achieve infill development. Planning staff identified 208 unopened ROWs adjacent to land available for development. The initial 208 sites were reduced to 91 sites due to extreme environmental issues (excessive topo, floodplain, streams, watershed limitations, etc.) or lack of sewer. In the end, though our analysis, it appears that 46 of the sites may be viable and economically feasible for infill development. The report will go to City Council in fall 2018 to consider creating a program to incentivize infill development.
AREA PLANS
Area plans apply Legacy 2030 recommendations at the community and neighborhood level. Following adoption of Legacy 2030, the area plan process was updated to make it shorter and more streamlined, while providing opportunities for citizen participation. Plans in this area plan update series also include urban design suggestions and examples which illustrate how selected sites could be developed or redeveloped. In 2017-18, the final area plan update (for the West Suburban Area) was developed by staff in consultation with the community and was recommended to the elected bodies by the Planning Board.

All of our area plans have now been updated within the past five years to reflect current community conditions, concerns, and trends. Given the recent nature of these updates, the Planning Board has directed staff to spend the next several years developing other Legacy-recommended long range planning documents, rather than immediately starting a third round of area plans. Starting in fiscal year 2018-19, staff will be developing three new types of plans: corridor plans for sites along Legacy growth corridors; interchange plans for areas surrounding interchanges of the Northern Beltway; and target area plans for areas which need special economic or community development assistance.

A detailed strategy for undertaking corridor plans was developed in 2017-18, with strategies for interchange plans and target area plans slated for development in 2018-19. Staff is referring to this new series of smaller area planning documents collectively as Area Plan 3.0. Once a new comprehensive plan is adopted in 4-5 years, the cycle of area plan updates is expected to be resumed.

West Suburban Area Plan
The West Suburban Area Plan Update includes land in both the Winston-Salem and Forsyth County jurisdictions and is generally bounded on the north by Reynolda Road/NC 67; on the east by Silas Creek Parkway/NC 67; on the south by US 421; and on the west by the Lewisville town limits and the western leg of the Northern Beltway. The plan update had very active citizen participation with a record total of 220 people attending its four community meetings. Plan recommendations focus on reducing traffic congestion on roads such as Meadowlark Drive, and encouraging the construction of additional sidewalks, greenways and bike lanes. The plan update continues to direct new growth to seven activity centers and the Reynolda Road, Country Club Road, and Robinhood Road growth corridors. The plan was recommended by the Planning Board in April, adopted by the City Council in June and will be considered by the County Commissioners in August 2018.

Corridor Study Strategy Report
The Corridor Study Strategy Report outlines the framework and process for completing detailed plans for Legacy growth corridors. Corridor plans will build upon the recommendations of recently adopted area plans updates and use urban design principles to make recommendations for transforming corridors into pedestrian- and transit-friendly places. Recommendations for specific development improvements as well as guidelines defining the character and aesthetics of corridor sections will be included in these plans. The strategy also proposes a variety of methods for engaging the community and collecting feedback during various stages of the process. Staff will begin the first corridor plan, for the Peters Creek Growth Corridor, in the fall of 2018.
PUBLIC EDUCATION, INFORMATION and OUTREACH

Planning Newsletter
The bi-monthly newsletter of the Planning and Development Services Department continues to inform a wide variety of stakeholders in the community by highlighting the work of the Planning Board and staff. The newsletter is available in the Planning office, distributed via email to elected and appointed officials and to interested citizens, and is posted on the Planning website.

Development Dashboard
The Development Dashboard is a two-page report summarizing Winston-Salem and Forsyth County building permit data in an easy-to-read format. The report is issued quarterly and includes data for the same quarter from the previous calendar year and comparisons to quarterly values in the past 10 years. The 10 highest valued developments for each evaluation period are listed in a table and identified on a map. In addition, a geographic area, such as Downtown Winston-Salem, a type of development, such as multifamily residential, or a development tool, such as historic preservation tax credits, is highlighted each quarter. Staff produced four quarterly reports in 2017-2018, including a 2017 calendar year summary in January 2018.

Historic Preservation Month
The Forsyth County Historic Resources Commission (HRC) continued their practice of celebrating May as Historic Preservation Month along with many other preservation groups in the county. To celebrate the month, each municipality adopted a resolution declaring the month of May as Historic Preservation Month. The HRC unveiled a historic marker recognizing the Silver Hill community and hosted open houses at two Local Historic Landmarks in the Washington Park neighborhood. The HRC also hosted a sanctuary tour and church history talk at Home Moravian Church.

Development 101 Course
Staff worked with the City’s Office of Business Inclusion and Advancement (BIA) to create a class to help inexperienced “mom-and-pop” small business owners navigate the complex arena of zoning, permitting, and inspections. The class, titled “How Does Planning Affect My Business?” was held as part of the 2017 BIA Business Training Program in December 2017. The course will continue to be presented as part of the training program in future years, and will also be available as a stand-alone presentation to any organization that requests it. It is hoped that this course will help make it easier for local businesses to continue to grow and develop in the community.

DOWNTOWN, ECONOMIC AND COMMUNITY DEVELOPMENT

Downtown Plan Implementation
Planning staff continues to collaborate with the Downtown Winston-Salem Partnership and serve on subcommittees to help implement recommendations of the Downtown Plan. In 2016-17, the Winston Overlay (WO) design standards were amended to include an alternative compliance review process where the Planning Board can approve building designs which do not meet the specific provisions of the overlay district but meet their intent. During 2017-18, the Planning Board granted alternative compliance approval to two development projects – a multifamily residential complex on 4th Street between Poplar and Spruce Streets, and a parking deck at the intersection of 3rd and Main Streets.

2017 Downtown Investment Report
Staff researched new construction and redevelopment values for Downtown Winston-Salem from 2000 to 2017 and determined total investment (including residential, public and institutional, health and technology, retail, office, arts and entertainment, mixed uses and infrastructure) in Downtown since
2000 exceeds $1.72 billion. Staff presented the findings of the report at the Downtown Winston-Salem Partnership’s annual meeting in February 2018.

**Downtown Streetscape Master Plan**

During 2017-18, staff finalized the consultant selection and contract for the Downtown Streetscape Master Plan and Design Standards. After careful deliberation and secondary interviews, an interdepartmental team selected MIG, Inc. to develop the master plan. Since funding for the plan is primarily from federal transportation funds, the contract had to be approved by both the City Council and the North Carolina Department of Transportation. City Council gave final approval in May 2018. Staff anticipates the public involvement process to begin in early fall and the plan completed in summer 2019.

**East End Master Plan**

Planning staff assisted the S.G. Atkins Community Development Corporation and Ayers Saint Gross Architects and Planners in the development of a master plan to guide future development in the neighborhood east of the Innovation Quarter and Downtown Winston-Salem. The *East End Master Plan* identifies catalyst projects, prioritizes development initiatives, and recommends various implementation strategies to help realize the plan’s vision.

**Martin Luther King Overlay District Update**

The Martin Luther King Overlay (MLKO) District was adopted in 2011 for lots adjacent to Martin Luther King, Jr. Drive between Cleveland Avenue and Business 40 to improve the appearance of buildings along the corridor through basic form-based standards similar to those of the Winston Overlay (WO) District in Downtown. The MLKO standards were amended (UDO-282) in 2017-18 to add an alternative compliance provisions which allows the Planning Board to approve building designs along the corridor that do not meet the specific provisions of the overlay, but meet their intent.

**RUCA Assistance**

Planning staff continued providing design assistance for the Revitalizing Urban Commercial Areas (RUCA) program, which is overseen by the City’s Business Inclusion and Advancement Office. Two RUCA projects required design assistance in 2017-18: the renovation and upfit of a property on Polo Road for a small businesses space; and, potential streetscape improvements for a section of the Ogburn Station area.

**HISTORIC PRESERVATION**

**Certificates of Appropriateness**

During 2017-18, the Forsyth County Historic Resources Commission (HRC) reviewed 115 Certificate of Appropriateness (COA) applications from Historic (H) Districts (Old Salem and Bethabara), the West End Historic Overlay (HO) District, and the Local Historic Landmark properties—an increase of more than 20% from the 89 COAs reviewed in 2016-17.

**Historic Markers**

Two historic markers were installed as part of the Historic Marker Program during 2017-2018. Marker unveiling ceremonies were held in the fall of 2017 for the Fourteenth Street School and in the spring of 2018 for the Silver Hill community.

**Local Historic Landmark Designations**

The Hoots Roller Milling Company and Warehouse and the Flynt House were designated as Forsyth County Local Historic Landmarks in 2017-2018. The Hoots Roller Milling Company and Warehouse
recently underwent rehabilitation as adaptive reuse projects. The Flynt House is a residential property in Rural Hall.

**National Register of Historic Places Listing**
The R. J. Reynolds Tobacco Company Buildings 2-1 and 2-2 were listed on the National Register of Historic Places in October 2017. The Flynt House was listed in May 2018.

**Recognizing History Report**
In spring 2018, Historic Resources Commission staff provided an update memo to the City Council on the proposed recommendations and suggestions for ways to recognize history of the City and how to encourage more Local Historic Landmark applications in areas of the City that are underrepresented.

**Architectural Survey and Publication Update**
In June 2018, staff was notified that Forsyth County received a matching grant for phase one of the Forsyth County Architectural Survey Update, which includes the unincorporated parts of Forsyth County, as well as Bethania, Clemmons, Kernersville, Lewisville, Rural Hall, and Walkertown.

**West End Historic Overlay Design Review Guidelines Update**
Historic Resources staff, working with an HRC subcommittee, completed a draft update of the West End Historic Overlay District Guidelines in spring 2018. Public meetings and an on-line tool, civicomment.org, are being used to get feedback from the community on the proposed changes and updates. Public information and comment will continue through the fall. The HRC will consider approval of guideline changes later in 2018-19.

**COMMUNITY APPEARANCE**

**Roots Day**
The Community Appearance Commission (CAC), the Winston-Salem Vegetation Management Department, and Keep Winston-Salem Beautiful held Community Roots Day 2017 in the Atwood Acres neighborhood. Volunteers planted approximately 275 trees in the neighborhood and celebrated the 25th anniversary of the event that began in 1993 in the Boston-Thurmond neighborhood. Since 1993, volunteers have planted over 8,000 trees throughout the City of Winston-Salem in neighborhoods such as Easton, East Winston, West Salem, Sunnyside, Happy Hill, and Castle Heights.

**Public Project Review**
The CAC’s Technical Advisory and Project Review (TAPR) Committee continued in their role of reviewing publicly funded projects and providing comments and recommendations for improvements in appearance. In 2017-18, the committee reviewed a total of eight projects including the new Kernersville and Clemmons branch libraries and the new Second Street Park in Winston-Salem.

**Community Appearance Awards**
The CAC held the 2018 Community Appearance Awards in the James A. Gray Auditorium at the Old Salem Museums & Gardens Visitor Center in May to honor the efforts of businesses, individuals, and community groups who have had a positive impact on the appearance of Winston-Salem and Forsyth County. The event marked the 16th in a series of awards programs initiated in 1990. Approximately 100 people were in attendance to hear keynote speaker, Ken Bowers, AICP speak on the value of design. Mr. Bowers is the President of the North Carolina Chapter of the American Planning Association and the Director of the City of Raleigh’s Planning Department. A total of eleven awards were presented to area businesses, individuals, and community groups.
PUBLIC ART
Sides Road Water Tank
A fifty-foot tall American River Otter, a species found in Forsyth County along the Yadkin River, was painted on the City’s Sides Road Water Tank in April 2018. The City-County Public Art Commission facilitated the project, which was designed and painted by the artist Daas, of Jacksonville, FL. The project was paid for by the Lidl grocery store on Peters Creek Parkway through the Major Retail Business – Special (MRB-S) zoning review process. The district has a menu of site improvement options available for developers to choose from, including paying for a piece of public art in the city. Time-lapse videos of the artist at work can be viewed on the City’s Facebook and YouTube pages.

Larry Leon Hamlin Portrait
The Public Art Commission sent out a nationwide request for qualifications for a portrait of Larry Leon Hamlin, the founder of the National Black Theatre Festival (held biennially in Winston-Salem), to be displayed in the recently renovated Benton Convention Center. The Commission received qualifications from 20 artists, and chose the New Orleans painter, Aron Belka. The 12-foot tall portrait will be unveiled in late September 2018.

Winston-Salem Portrait Project
During 2017-18, the Public Art Commission developed a concept for a citywide project which will be displayed in eight neighborhood settings and Downtown Winston-Salem. The project will use photography and is based on the concept of creating a photographic portrayal of our community made of many faces, displayed where we come together and where we are divided. The Commission received 30 proposals and is expected to choose an artist in July 2018. The chosen artist will begin work in the fall 2018 and install the artwork at sites around the city in 2019.

OTHER SPECIALIZED PLANNING EFFORTS
Transportation Planning
Based on a long-standing arrangement, Planning staff provides assistance to the transportation planning efforts of the Winston-Salem Department of Transportation. Together, they staff the Winston-Salem Urban Area Metropolitan Planning Organization (MPO). During 2017-18, Planning staff provided administrative support to the MPO’s Technical Coordinating Committee (TCC) and Transportation Advisory Committee (TAC), assisted with transportation planning efforts, and served on various transportation-related committees. In spring 2018, Planning staff reviewed population and housing unit projections out to the year 2045 to be used in the Triad Regional Transportation Model. Staff used building permit and subdivision data, along with recommendations from Legacy and area plans, as the basis for the growth projections.

Environmental Review
Planning staff is responsible for ensuring that the City and County comply with the National Environmental Policy Act when using federal funds for projects undertaken by the City’s Community Development Department and the County’s Housing Department. In 2017-18, Planning staff completed two extensive environmental assessments of housing construction projects and more than 110 individual housing rehab project reviews. Of those, 50 were reviewed by the Planning Division’s Historic Resources staff as part of the National Historic Preservation Act.

Countywide Parks and Open Space Plan
In fall 2017, staff began the process of updating the Winston-Salem/Forsyth County Parks and Open Space Plan. In November, five public drop-in sessions were held throughout the county to gather input on improvements needed to existing City and County parks and desired park amenities. An online
survey was also available to allow individuals unable to come to a session an opportunity to provide their input. Staff is utilizing this input for development of the plan recommendations with the anticipated completion of the plan in fall 2018.

**C.G. Hill Memorial Park Conceptual Master Plan**
Planning staff and the Forsyth County Parks and Recreation Department prepared a conceptual master plan for C.G. Hill Park with participation from citizens and stakeholders. The plan is the first step in identifying the types of facilities the park could support while still preserving its unique physical and environmental value. The conceptual master plan proposes maintaining existing facilities in the park while adding new facilities that will enhance and preserve the natural environment.

**Multiuse Agricultural Expo/Event Center**
A committee of staff from various Forsyth County departments and the NC Cooperative Extension has been meeting to discuss plans for a bond-approved agricultural event center. In 2018, the committee requested Planning staff assistance in analyzing the potential use of several County-owned sites for the location of the expo center. Staff also developed conceptual site plans for the properties. A site for the center has not been selected yet and Planning staff will continue to assist the committee in 2018-19.

**TEXT AMENDMENTS**
In 2017-18, Planning staff processed nine Unified Development Ordinances (UDO) text amendments. A text amendment to allow multifamily uses in additional districts (UDO-283) is discussed in Legacy Implementation above. An amendment to allow alternative compliance in the MLKO District (UDO-282) is discussed in Downtown, Economic and Community Development above. Other significant text amendments were:

**Limited Campus Uses**
At the request of City Council, staff developed UDO-281 to further restrict Limited Campus Uses in residential zoning. Various versions were proposed and were reviewed by stakeholders, including owners of Campus (C) District-zoned properties, neighborhood residents and elected officials. UDO-281 was recommended by the Planning Board in November 2017 and adopted by City Council and the Forsyth County Commissioners in early 2018. As adopted, Limited Campus Uses are restricted to properties adjacent to Campus-zoned property (defined as sharing a property line or immediately across a street from a Campus-zoned parcel) and must be within 500 feet of the Campus zoning. The review authority for these uses remains with the Planning Board.

**Building Material Requirements for Retail Stores**
Staff proposed UDO-284 in response to some recent instances where retail stores utilized metal siding for new buildings constructed in/near residential areas. UDO-284 establishes acceptable building material for the use Retail Store. It also includes a provision allowing the creative use of metal siding through Special Use zoning approval. The Planning Board recommended approval of the amendment in February 2018. City Council and the County Commissioners adopted UDO-284 in spring 2018.

**Accessory Dwelling Units Approved by Board of Adjustment**
In September 2017, City Council approved UDO-267 which requires new accessory dwelling units (ADUs) to receive Special Use zoning approval. While this established clear standards for future accessory dwelling units, it left existing ADUs that had been previously approved by the Zoning Board of Adjustment (BOA) in question. UDO-285 allows existing ADUs which had previously received a Special Use Permit from the BOA to continue having their permits renewed through the BOA, rather
than having to request Special Use zoning approval. UDO-285 was recommended for approval by the Planning Board in January and adopted by City Council in February 2018.

DEVELOPMENT REVIEW ACTIVITIES
The table below summarizes development review activities processed and coordinated by the Planning staff for the 2016-17 and 2017-18 fiscal years.

<table>
<thead>
<tr>
<th>Development Review Activities</th>
<th>2016-17</th>
<th>2017-18</th>
</tr>
</thead>
<tbody>
<tr>
<td>Preliminary subdivision plans approved</td>
<td>7</td>
<td>8</td>
</tr>
<tr>
<td>Final plats approved</td>
<td>84</td>
<td>58</td>
</tr>
<tr>
<td>Minor subdivisions approved</td>
<td>95</td>
<td>116</td>
</tr>
<tr>
<td>Site plans approved through Planning Board Review</td>
<td>15</td>
<td>11</td>
</tr>
<tr>
<td>Zoning Caseload</td>
<td></td>
<td></td>
</tr>
<tr>
<td>General Use rezoning requests</td>
<td>10</td>
<td>8</td>
</tr>
<tr>
<td>Special Use Limited rezoning requests</td>
<td>16</td>
<td>18</td>
</tr>
<tr>
<td>Special Use rezoning requests</td>
<td>9</td>
<td>22</td>
</tr>
<tr>
<td>Special Use Permits</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>Final Development Plans</td>
<td>3</td>
<td>2</td>
</tr>
<tr>
<td>Site Plan Amendments</td>
<td>2</td>
<td>6</td>
</tr>
<tr>
<td>Total Zoning Cases</td>
<td>42</td>
<td>58</td>
</tr>
<tr>
<td>Staff approved minor site plan changes to approved special use district site plans</td>
<td>3</td>
<td>5</td>
</tr>
<tr>
<td>UDO text amendments processed</td>
<td>12</td>
<td>9</td>
</tr>
</tbody>
</table>

Overall, development review activities remained fairly steady in 2017-18. The number of zoning cases processed increased to 58 from the previous year’s total of 42. The number of final plats processed dropped from 84 to 58, while the number of minor subdivisions increased from 95 to 116.

Two of the most notable zoning cases over the past year were Final Development Plan requests for industrially-zoned land located on Temple School Road. In September 2017, the Planning Board approved a Final Development Plan for a 140,000 square foot warehouse located on 12.76 acres of land that was zoned to LI-S Two-Phase in 2003. This building is currently under construction with an anticipated completion date of fall 2018. In March 2018, the Planning Board approved a Final Development Plan for a 200,000 square foot industrial building located just north of the previously mentioned warehouse. Construction of the 200,000 square foot warehouse will begin in summer 2018. Both projects represent a significant investment in the development and growth of Winston-Salem’s industrial base.

The development review activity summarized above is an indicator of future development. The best indicator of current development activity is building permit data. During the 2017-18 fiscal year, the City-County Inspections Division issued building permits tallying over $558 million in construction value, a 10% increase from the prior fiscal year. In 2017-18, residential construction value significantly increased over the two prior fiscal years, but nonresidential construction value decreased.

<table>
<thead>
<tr>
<th></th>
<th>2015-16</th>
<th>2016-17</th>
<th>2017-18</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number</td>
<td>Value</td>
<td>Number</td>
</tr>
<tr>
<td>Residential</td>
<td>2609</td>
<td>$248,154,276</td>
<td>2644</td>
</tr>
<tr>
<td>Nonresidential</td>
<td>1200</td>
<td>$288,830,948</td>
<td>1257</td>
</tr>
<tr>
<td>Total</td>
<td>3809</td>
<td>$536,985,224</td>
<td>3901</td>
</tr>
</tbody>
</table>
Electronic Plan Review
In 2017-18, Planning staff continued the conversion from paper site plan submittals to electronic plan submittal and review. Sketch Plan Reviews and Minor Subdivision Reviews were converted entirely to electronic submittal and review using the idtplans application. In the spring of 2018, staff began accepting electronic submittals of rezoning site plans and major subdivisions. Beginning in August 2018, all site plans must be submitted and reviewed electronically through the idtplans system.

ADMINISTRATIVE MATTERS
The Planning Division started and concluded the 2017-18 fiscal year with twenty-two funded staff positions, including nineteen professional planner positions, assisted by two administrative support positions and a graphics coordinator.

In September 2017, Shelly Stewart retired after serving the City-County Planning Board and the citizens of Winston-Salem and Forsyth County for more than twenty-eight years. Shelly began employment with the Planning Department in 1989. As administrative secretary, Shelly prepared Planning Board and other meeting minutes and submitted items for consideration by City Council and County Commissioners. Since the early 2000’s, Shelly also served as the Planning Department receptionist, greeting people in the front office and helping callers on the telephone. Beth Broom replaced Shelly and started in January 2018.

Two other staff members left City-County Planning in 2017-18: Walter Farabee took the newly created position of director of talent retention and recruitment with the Winston-Salem Chamber of Commerce; and, April Johnson left to become the Executive Director of Preservation Durham.

The City-County Planning Board and staff are jointly funded by the City of Winston-Salem and Forsyth County. In 2017-18, a total of $2,644,730 was allocated to the Planning Division. For the upcoming fiscal year, a total of $2,574,630 was allocated, reflecting a slight decrease in personnel costs and a significant decrease in contractual services. The 2017-18 budget included funds for the consultant contract for Phase I of the UDO update. Staff anticipates additional funding in 2019-20 to undertake Phase II of the UDO update.

LOOKING AHEAD TO 2018-2019
In July 2018, the Planning Board adopted a new work program to guide the work of the Planning staff in the upcoming year. Major items in the 2018-19 work program include: Legacy-recommended reports and UDO text amendments; continued work on Phase I of the UDO Update; and the first corridor plan in the new Area Plan 3.0 process.

With the Legacy 2030 comprehensive plan as our guide, the Planning Board and staff look forward to the challenges and opportunities during 2018-19 and in providing what its mission statement calls for: “visionary leadership in comprehensive, creative planning for our urban and rural community, and responsible stewardship of the natural environment.” Through its many hours of work and careful deliberation on the various issues before it, the Board continues to demonstrate that it “values a beautiful, livable, harmonious, and economically successful community.”
Planning Board Members:

Arnold G. King, Chairman  
Chris Leak, Vice Chair  
George Bryan  
Melynda Dunigan  
Jason T. Grubbs  
Tommy Hicks  
Clarence Lambe, Jr.  
Johnny Sigers  
Brenda Smith

The mission of the City-County Planning Board of Forsyth County and Winston-Salem is to assert visionary leadership in the comprehensive, creative planning for our urban and rural community and responsible stewardship of the natural environment.

We value a beautiful, livable, harmonious, and economically successful community.

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CITY OF WINSTON-SALEM  
Mayor: Allen Joines  
City Council:  
Vivian H. Burke, Mayor Pro Tempore, Northeast Ward  
Dan Besse, Southwest Ward  
Robert C. Clark, West Ward  
Derwin L. Montgomery, East Ward  
John Larson, South Ward  
Denise D. Adams, North Ward  
Jeff MacIntosh, Northwest Ward  
James Taylor, Jr., Southeast Ward  
City Manager: Lee Garrity  

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